



**GREENWAY TRAILS
PLANNED DEVELOPMENT NO. 63
BASE ZONING DISTRICT: MF-1 MULTIFAMILY
ORDINANCE NO. 22-12-15-41
(ADOPTED 12-15-2022)**

AMENDED BY:

- **PDA23-0001: MINOR PD AMENDMENT FOR MINOR SITE DESIGN CHANGES (APPROVED BY STAFF 3-6-2023)**
- **PDA24-0008: MINOR PD AMENDMENT FOR SITE DESIGN CHANGES AND UPDATES TO DEVELOPMENT STANDARDS (APPROVED BY STAFF 8-22-2024)**

**CITY OF CORINTH, TEXAS
ORDINANCE NO. 22-12-15-41**

GREENWAY TRAILS PLANNED DEVELOPMENT DISTRICT #63

AN ORDINANCE OF THE CITY OF CORINTH, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE AND THE "OFFICIAL ZONING DISTRICT MAP OF THE CITY OF CORINTH, TEXAS," EACH BEING A PART OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF CORINTH, BY AMENDING THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN, FROM SF-2, SINGLE FAMILY RESIDENTIAL (DETACHED), TO PD-PLANNED DEVELOPMENT ZONING DISTRICT WITH A BASE ZONING DESIGNATION OF MF-1, MULTI-FAMILY RESIDENTIAL ON APPROXIMATELY ±14.1680 ACRES AND IDENTIFIED AS GREENWAY TRAILS PLANNED DEVELOPMENT DISTRICT NO. 63 ("PD-63"); PROVIDING A LEGAL PROPERTY DESCRIPTION; APPROVING A PLANNED DEVELOPMENT CONCEPT PLAN (EXHIBIT "B"); APPROVING CONCEPT LANDSCAPE PLAN (EXHIBIT "C"); APPROVING PAVING CONCEPT AND CROSS SECTION PLAN (EXHIBIT D); APPROVING REPRESENTATIVE ELEVATIONS (EXHIBIT "E"); APPROVING THE TREE SURVEY AND PRELIMINARY TREE PRESERVATION PLAN (EXHIBIT "F"); APPROVING PLANNED DEVELOPMENT STANDARDS (EXHIBIT "G"); PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000 A DAY FOR EACH VIOLATION OF THE ORDINANCE AND A SEPARATE OFFENSE SHALL OCCUR ON EACH DAY THAT A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS/CONFLICT CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the City of Corinth, Texas has adopted a Unified Development Code of the City as part of its Code of Ordinances, which includes the Comprehensive Zoning Ordinance and which, in accordance with the City's Comprehensive Plan, establishes zoning districts and adopts a Zoning Map; and

WHEREAS, the property is comprised of multiple tracts of land, approximately 14.1680 acres as described in **Exhibit "A" ("Property")**, and is currently zoned as SF-2, Single Family Residential, under the City's Unified Development Code and as designated on the City's Zoning Map; and

WHEREAS, an authorized person having a proprietary interest in the Property has requested a change in the zoning classification of said Property to PD-Planned Development zoning district with a base zoning of MF-1 Multi-Family Residential under the City's Unified Development Code ("UDC"), more specifically identified as Greenway Trails Planned Development District No. 63 ("PD-63"); and

WHEREAS, the City Council and the Planning and Zoning Commission of the City of Corinth, having given the requisite notices by publication and otherwise, and each, held due hearings and afforded a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof; and

WHEREAS, the Planning and Zoning Commission has recommended approval of the requested change in zoning to the Property, and the City Council has determined that the Property has unique characteristics and that zoning through a planned development district is the most appropriate mechanism for zoning the Property, thus an amendment to the Comprehensive Zoning Ordinance and the Zoning Map of the City's Unified Development Code, in accordance with the standards and specifications set forth herein, including without limitation the Planned Development Standards set forth in **Exhibit "G"** should be approved; and

WHEREAS, the City Council considered the following factors in making a determination as to whether the requested change should be granted or denied: safety of the motoring public and pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages; noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of neighborhoods; location, and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking as determined by requirements of this ordinance for off-street parking facilities; location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare; effect on light and air; effect on the over-crowding of the land; effect on the concentration of population, and effect on transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the City Council further considered among other things the character of the proposed district and its peculiar suitability for particular use requested and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and

WHEREAS, the City Council finds that the requested Amendment to the City’s Comprehensive Zoning Ordinance and Zoning Map to effect the change in zoning for the Property to PD-63 promotes the health and the general welfare, provides adequate light and air, prevents the over-crowding of land, avoids undue concentration of population, and facilitates the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and the general health, safety and welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing recitals constitute legislative findings of the City Council, are true and correct and are incorporated into the body of this Ordinance for all purposes.

SECTION 2
LEGAL PROPERTY DESCRIPTION; AMENDMENT

That the Unified Development Code of the City of Corinth (“UDC”), which UDC includes the Comprehensive Zoning Ordinance that establishes zoning districts in accordance with the City’s Comprehensive Plan, and adopts the Zoning Map of the City of Corinth, is hereby amended to change the zoning classifications on approximately ±14.1680 acres of land, described in **Exhibit “A,”** attached hereto and incorporated herein (the “Property”), from SF-2 Single Family (Detached) to PD-Planned Development zoning district with a base zoning of MF-1, Multifamily Residential and identified as Greenway Trails Planned Development District No. 63 (“PD-63”) subject to the regulations contained in this Ordinance, and the Zoning Map of the City is also hereby amended to reflect the new zoning classification for the Property as PD-63.

SECTION 3
PLANNED DEVELOPMENT CONCEPT PLAN

The Planned Development Concept Plan for the Property as set forth in **Exhibit “B,” “PD Concept Plan,”** a copy of which is attached hereto and incorporated herein, is hereby approved.

SECTION 4
ADDITIONAL ANCILLARY CONCEPTUAL PLANS

Additional ancillary conceptual plans apply to the Property and shall be adhered to in the development and use of the Property. Such additional and ancillary conceptual plans are set forth in **Exhibit “C,” “Concept Landscape**

Plan”, Exhibit “D”, “Paving Concept and Cross Section Plan”, Exhibit “E”, Representative Elevations, and Exhibit “F”, “Tree Survey and Preliminary Tree Preservation Plan”, are attached hereto and incorporated herein, and are collectively herein referred to as the **“Ancillary Conceptual Plans”**.

SECTION 5
LAND USE REGULATIONS/ZONING MAP

A. The Zoning and Planned Development Standards set forth in **Exhibit “G,”** attached hereto and made a part hereof for all purposes are hereby adopted and shall be adhered to in their entirety for the purposes of this PD-Planned Development zoning district with a base zoning of MF-1, Multifamily Residential (“PD-63”). In the event of conflict between the provisions of **Exhibit “G”** and provisions of any other City zoning regulations, including without limitation the regulations governing MF-1, Multifamily Residential zoning district, **Exhibit “G”** shall control. Except in the event of a conflict as provided herein or as otherwise expressly provided herein, all UDC regulations shall apply to the Property and shall be cumulative.

B. That the zoning regulations and district herein established for the Property has been adopted in accordance with the Comprehensive Plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent over-crowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

C. The Planned Development Concept Plan (**“Exhibit B”**), the Concept Landscape Plan (**“Exhibit C”**), the Paving Concept and Cross Section Plan (**“Exhibit D”**), the Representative Elevations (**“Exhibit E”**), the Tree Survey and Preliminary Tree Preservation Plan (**“Exhibit F”**), and the Planned Development Standards (**“Exhibit G”**) shall control the use and development of the Property in accordance with the provisions of this Ordinance, and all building permits and development requests shall be in accordance with applicable City ordinances, the PD Concept Plan, and the Ancillary Conceptual Plans. This Ordinance and all Exhibits hereto shall remain in effect as set forth herein unless amended by the City Council, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

D. If a change to this Ordinance, including without limitation, the PD Concept Plan, and/or associated Ancillary Conceptual Plans, if any, is requested for the Property, the request shall be processed in accordance with the UDC and other development standards in effect at the time the change is requested for the proposed development and shall be subject to City Council approval, or as otherwise provided for in UDC Subsection 2.10.09, Minor PD Amendment or Adjustment, as amended.

E. The official Zoning Map of the City of Corinth, Texas shall be amended in accordance with this Ordinance to document the change in zoning for the Property from SF-2, Single Family Residential (Detached), to PD-Planned Development Zoning District with a Base Zoning Designation of MF-1, Multifamily Residential and identified as Greenway Trails Planned Development District No. 63 (“PD-63”).

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7
SEVERABILITY

If any section, subsection, clause, phrase, or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void, or unconstitutional, the remaining sections, subsections, clauses, phrases, and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8
SAVINGS/CONFLICT

In the event of a conflict between the provisions of this Ordinance and any other regulation or rule prescribed by charter, another ordinance, resolution or other authorization of the City, the provisions of this ordinance shall control. Notwithstanding the foregoing, all rights and remedies of the City are expressly saved as to any and all complaints, actions, claims, or lawsuits, which have been initiated or have arisen under or pursuant to such conflicting Ordinance, or portion thereof, on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the conflicting Ordinance shall remain in full force and effect.

SECTION 9
PENALTY FOR VIOLATIONS

Any person, firm, or corporation who intentionally, knowingly or recklessly violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this Ordinance or Code of Ordinances, as amended hereby, governing the fire safety, zoning, or public health and sanitation shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense.

SECTION 10
PUBLICATION/EFFECTIVE DATE

This Ordinance shall take effect upon its publication as required by law. The City Secretary is directed to publish the caption and penalty of this Ordinance as required by the City Charter and state law.

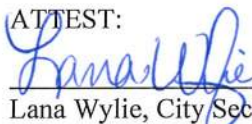
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CORINTH THIS 15th DAY OF DECEMBER, 2022.

APPROVED:



Bill Heidemann, Mayor

ATTEST:


Lana Wylie, City Secretary



APPROVED AS TO FORM:


Patricia Adams, City Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

BEING a 14.1680 acre (617,160 square foot) tract of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 911, City of Corinth, Denton County, Texas, being all of Lot 1, Priddy Addition, an addition to the City of Corinth according to the plat recorded in Cabinet N, Slide 382, Plat Records, Denton County, Texas (P.R.D.C.T.), a portion of a tract of land described in Warranty Deed with Vendor's Lien to Greenmill Property, LTD., recorded in Document Number 2003-193402, Official Records, Denton County, Texas (O.R.D.C.T.), and a portion of a tract of land described in General Warranty Deed to Greenmill Property, LTD., recorded in Document Number 2016-92314, O.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with a cap stamped "G&A 5078" in the north line of said Greenmill Property tract recorded in Document Number 2003-193402 and the east right-of-way line of North Corinth Street, (a variable width right-of-way) being the southwest corner of a tract of land described in General Warranty Deed to Kathryn Baker recorded in Document Number 2014-56204, O.R.D.C.T., the northeast corner of a tract of land described in Deed Granting Street Right-of-Way to City of Corinth recorded in Volume 4506, Page 1274, Deed Records, Denton County, Texas (D.R.D.C.T.), and the southeast corner of a tract of land described in Deed Granting Street Right-of-Way to City of Corinth recorded in Volume 4487, Page 1725, D.R.D.C.T.;

THENCE South 86°21'45" East, departing the said east right-of-way line of North Corinth Street, along the said north line of Greenmill Property tract recorded in Document Number 2003-193402 and the south line of said Baker tract, a distance of 426.10 feet to a 1" iron pipe found in the said north line of Greenmill Property tract recorded in Document Number 2003-193402, being the southeast corner of said Baker tract and the southwest corner of said Lot 1;

THENCE North 01°20'37" West, along the west line of said Lot 1, a distance of 209.10 feet to a point for corner being the northwest corner of said Lot 1 and the most westerly southwest corner of Lot 2 of said Priddy Addition;

THENCE South 86°21'45" East, along the north line of said Lot 1 and a south line of said Lot 2, a distance of 209.10 feet to a point for corner being the northeast corner of said Lot 1 and an ell corner of said Lot 2;

THENCE South 01°20'37" East, along the east line of said Lot 1 and a west line of said Lot 2, a distance of 209.10 feet to a 5/8" iron rod found in the said north line of Greenmill Property tract recorded in Document Number 2003-193402, being the southeast corner of said Lot 1 and the most southerly southwest corner of said Lot 2;

THENCE South 86°21'45" East, along the said north line of Greenmill Property tract recorded in Document Number 2003-193402 and the south line of said Lot 2, a distance of 213.65 feet to a 1/2" iron rod found with a cap stamped "RPLS 4260 TXNATL" in the west line of Block A, Somerset Addition, an addition to the City of Corinth according to the plat recorded in Cabinet R, Slide 45, P.R.D.C.T., being the northeast corner of said Greenmill Property tract recorded in Document Number 2003-193402 and the southeast corner of said Lot 2;

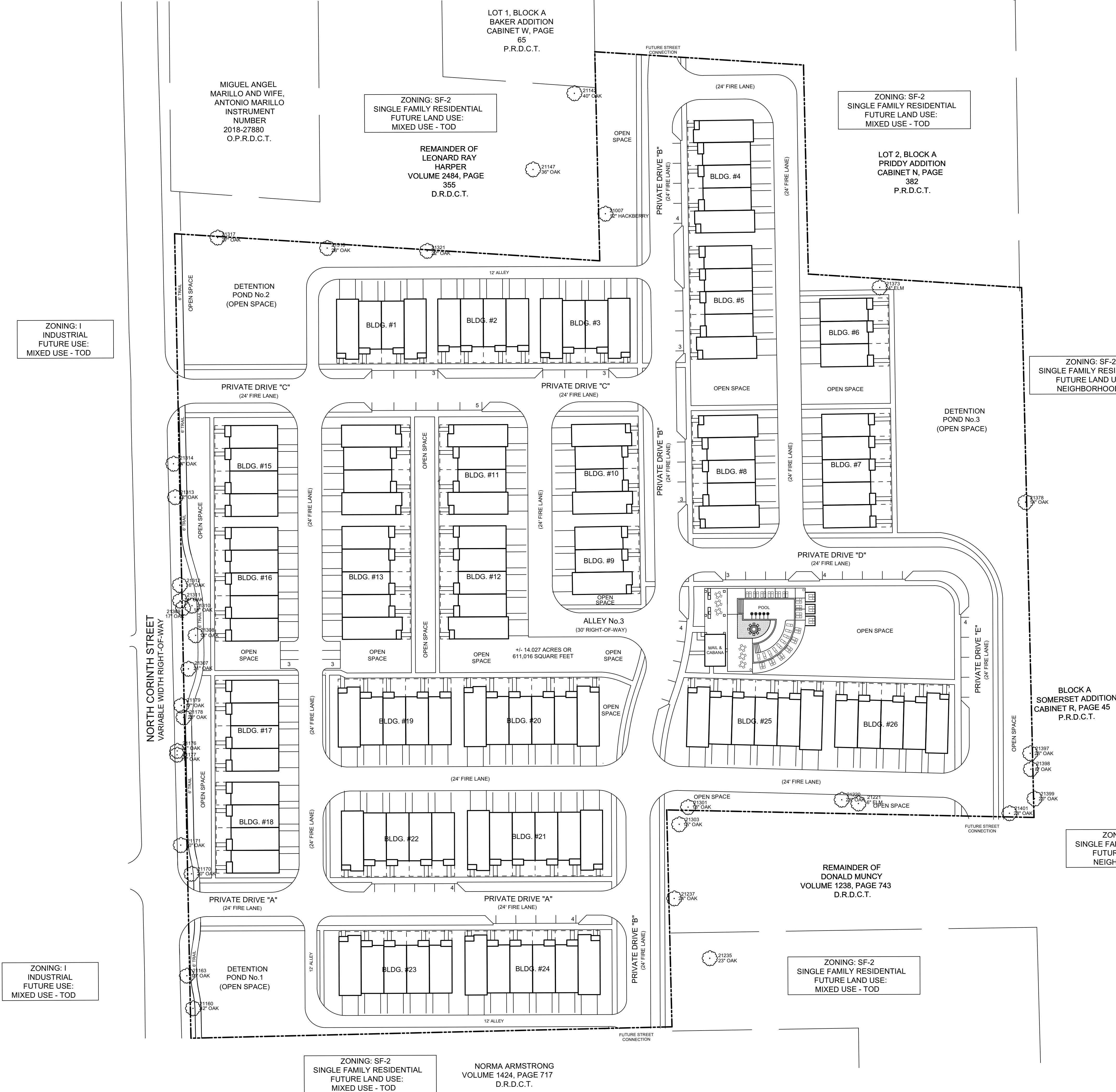
THENCE South 01°20'41" East, along the east line of said Greenmill Property tract recorded in Document Number 2003-193402 and the said west line of Block A, a distance of 530.10 feet to a point for corner being the southeast corner of said Greenmill Property tract recorded in Document Number 2003-193402 and the northeast corner of a tract of land described in Warranty Deed with Vendor's Lien to Donald Muncy recorded in Volume 1238, Page 743, D.R.D.C.T.;

THENCE North 88°49'42" West, departing the said west line of Block A, along the south line of said Greenmill Property tract recorded in Document Number 2003-193402 and the north line of said Muncy tract, a distance of 367.49 feet to a 5/8" iron rod found with a cap stamped "TERRACORP" in the said south line of Greenmill Property tract recorded in Document Number 2003-193402, being the northeast corner of said Greenmill Property tract recorded in Document Number 2016-92314 and the northwest corner of said Muncy tract;

THENCE South $01^{\circ}22'46''$ East, along the east line of said Greenmill Property tract recorded in Document Number 2016-92314, a distance of 216.86 feet to a point for corner in the north line of a tract of land described in Warranty Deed to Norma Armstrong recorded in Volume 1424, Page 717, D.R.D.C.T., being the southeast corner of said Greenmill Property tract recorded in Document Number 2016-92314 and an ell corner of a tract of land described in Warranty Deed to Norma Armstrong recorded in Volume 2604, Page 354, D.R.D.C.T.;

THENCE South $88^{\circ}37'44''$ West, along the south line of said Greenmill Property tract recorded in Document Number 2016-92314 and the said north line of Armstrong tract recorded in Volume 1424, Page 717, a distance of 481.13 feet to a $1/2''$ iron rod found in the said south line of Greenmill Property tract recorded in Document Number 2016-92314, the said east right-of-way line of North Corinth Street, and the said north line of Armstrong tract recorded in Volume 1424, Page 717, being the southeast corner of a tract of land described in Deed Granting Street Right-of-Way to City of Corinth recorded in Volume 4476, Page 2097, D.R.D.C.T. and the northeast corner of a tract of land described in Deed Granting Street Right-of-Way to City of Corinth recorded in Volume 4529, Page 1333, D.R.D.C.T.;

THENCE North $01^{\circ}10'00''$ West along the said east right-of-way line of North Corinth Street, a distance of 804.77 feet to the **POINT OF BEGINNING** and containing 617,160 square feet or 14.1680 acres of land, more or less.



SITE DATA SUMMARY CHART	
PROPOSED BASE ZONING	MF-1
LAND USE DESIGNATION - FUTURE USE	MIXED USE - TOD
GROSS ACREAGE (APPROXIMATELY)	+/-14.1689ACRES
NET ACREAGE (APPROXIMATELY)	+/-14.1689ACRES
NUMBER OF PROPOSED UNITS	121 UNITS
TOTAL OPEN SPACE AREA	156,677 S.F.
PERCENTAGE OF OPEN SPACE	25.6%
PERCENTAGE OF RECREATIONAL SPACE	10.0%
PROPOSED BUILDING AREA (S.F. FOOTPRINT)	145,165 S.F.
NUMBER OF SINGLE STORY BUILDINGS	1
NUMBER OF TWO-STORY BUILDINGS	26
MAXIMUM BUILDING HEIGHT	35/2
REQUIRED PARKING (2 PER UNIT)	242 SPACES
PROVIDED PARKING:	
DRIVEWAY PARKING (2 PER UNIT)	242 SPACES
GARAGE PARKING (2 PER UNIT)	242 SPACES
GUEST PARKING	40 SPACES MIN.
TOTAL PARKING	534 SPACES
START OF CONSTRUCTION (MONTH / YEAR)	MARCH / 2023
END OF CONSTRUCTION (MONTH / YEAR)	JULY / 2024

NOTES:
1. 755 FEET OF 6 FOOT WIDE TRAIL = 4,530 SQ. FT.
2. MINIMUM STANDARDS ARE REFLECTED IN THE PD.

EXHIBIT "B" PD CONCEPT PLAN GREENWAY TRAILS

Being approximately 14.1689 Acres of Land situated in the M.E.P. and P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas ZAPD22-0003

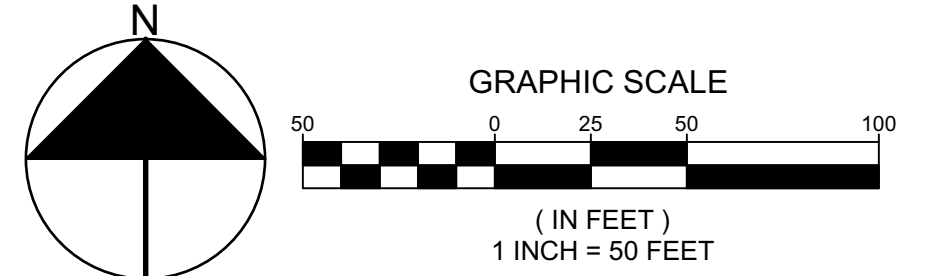
Date Prepared: 09/29/2022
Date Revised: 10/10/2022
Date Revised: 10/19/2022

ARCHITECTURE DEMAREST

2320 Valdina Street, Studio B, Dallas, Texas 75207
Office: 214-748-6655
Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
AD PROJECT NO. 22036

DEVELOPER:
RANGEWATER REAL ESTATE, LLC
8235 DOUGLAS AVE.
SUITE 1320
DALLAS, TEXAS 75225
OFFICE: 972-619-9304
CONTACT: JUSTIN COOLEY
EMAIL:
jcooley@LiveRangeWater.com

APPLICANT / DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 900
DALLAS, TEXAS 75225
OFFICE: 214-888-8845
CONTACT: JOHN ARNOLD
EMAIL:
jarnold@skorburgcompany.com



ZONING: SF-2
SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:
MIXED USE - TOD

NORMA ARMSTRONG
VOLUME 1424, PAGE 717
D.R.D.C.T.

ZONING: I
INDUSTRIAL
FUTURE USE:
MIXED USE - TOD

ZONING: I
INDUSTRIAL
FUTURE USE:
MIXED USE - TOD

ZONING: SF-2
SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:
NEIGHBORHOODS

ZONING: SF-2
SINGLE FAMILY RESIDENTIAL
FUTURE LAND USE:
NEIGHBORHOODS

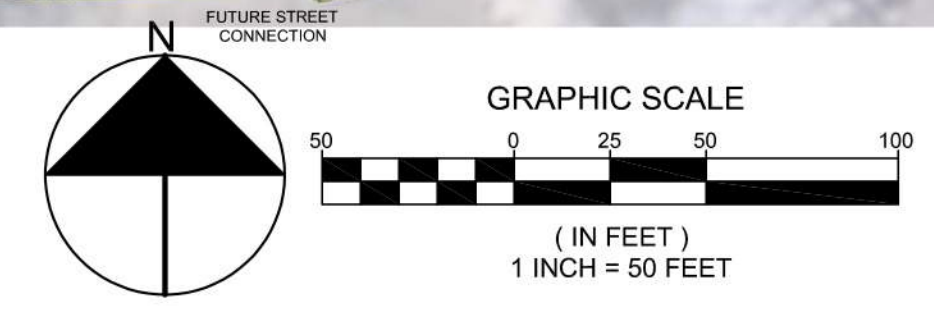


LEGEND

- CANOPY TREE
- SMALL UNDERSTORY TREE
- EVERGREEN SCREENING TREE
- HOLLY SHRUBS
- AMENITY CENTER LOCATION
- LANDSCAPE AREA

EXISTING TREE

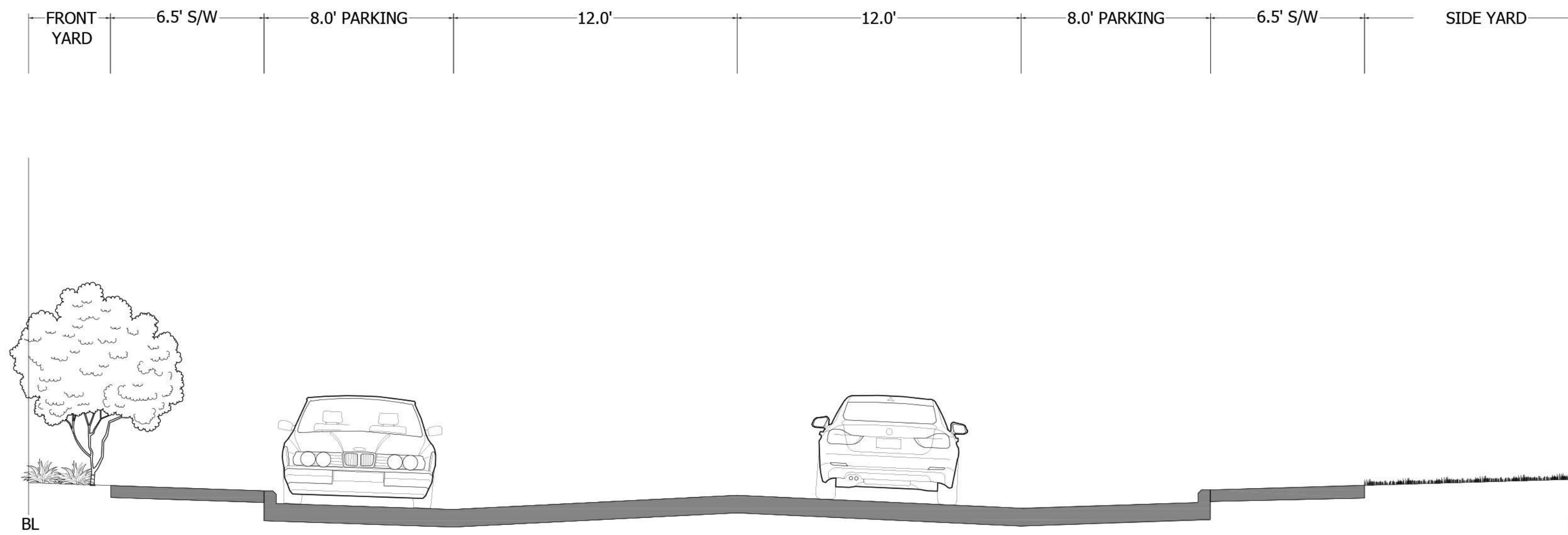
	Count	Cum. Inches
Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.)	24	72 in.
Required Shade Trees (3" cal.) - one per unit.	121	363 in.
Required Ornamental Trees (2" cal.) - one every two units.	61	122 in.
Required Shrubs - six per unit.	726	N/A
Existing Protected Trees to be Preserved - 10% of existing cal. inches.	Tbd	263 in.



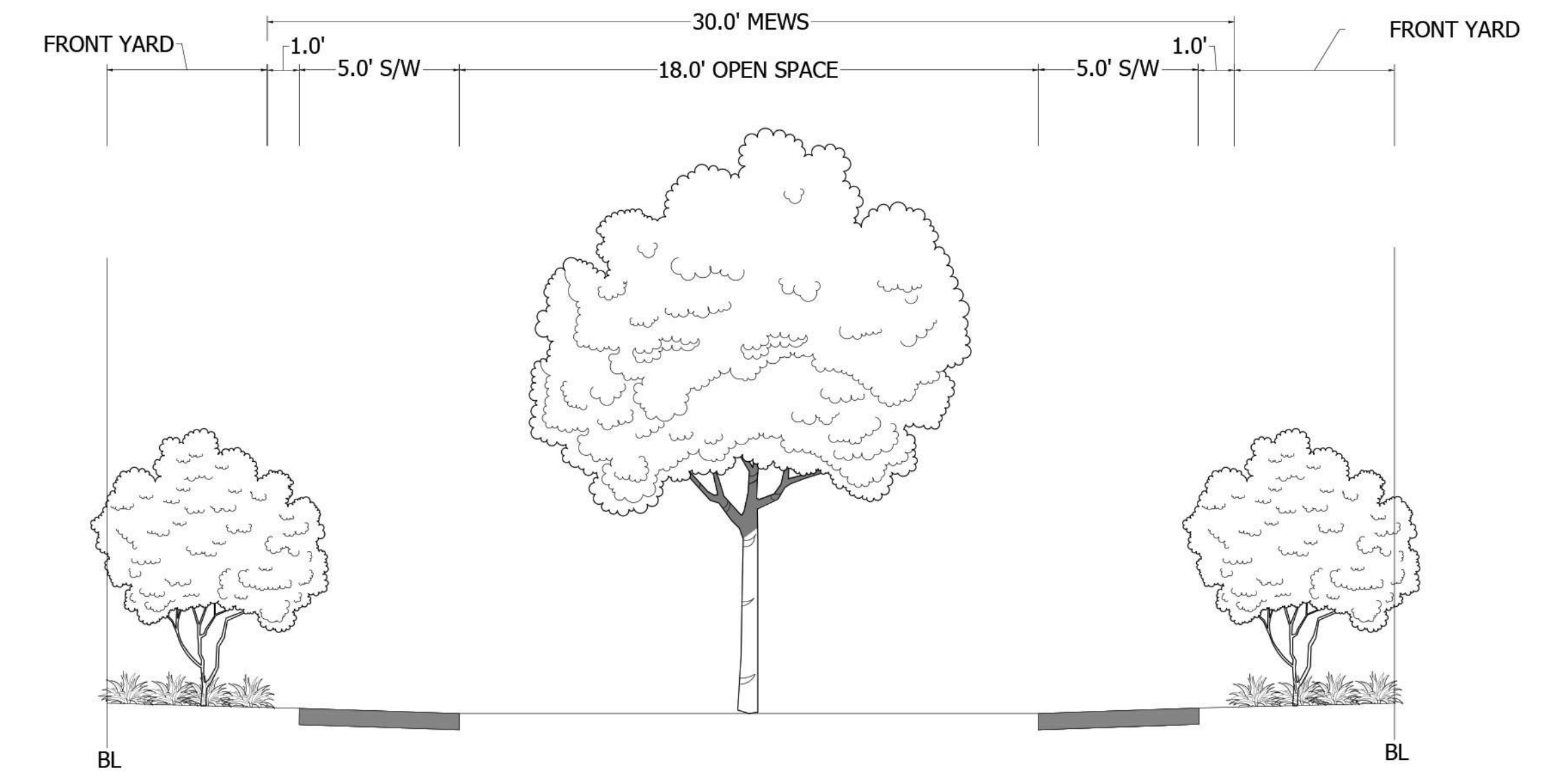
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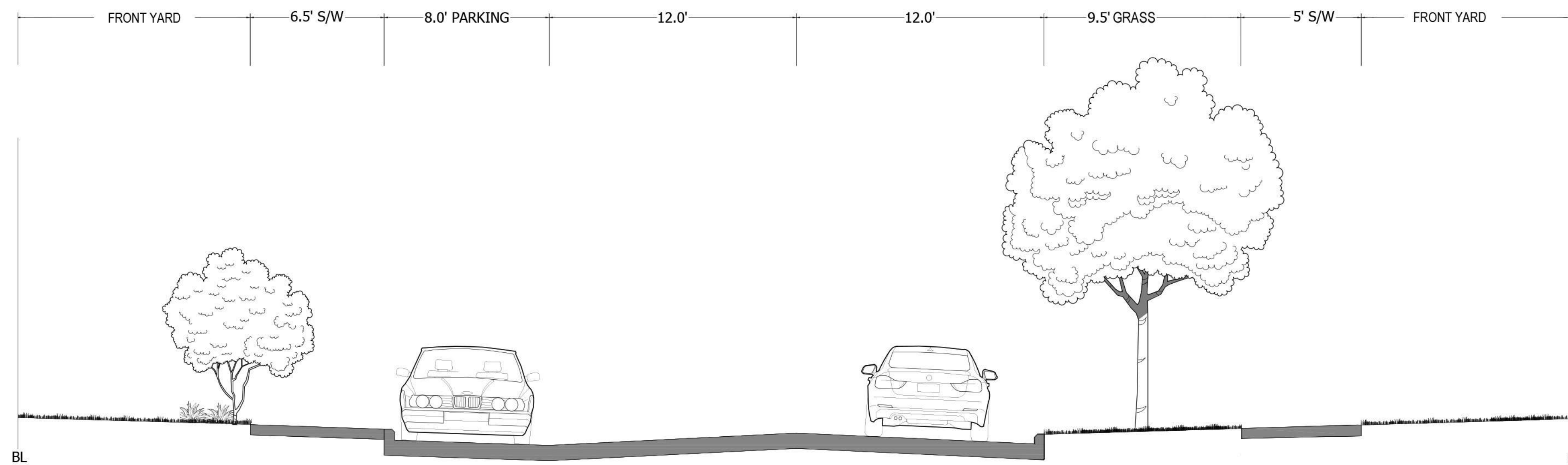
EXHIBIT "C"
CONCEPT LANDSCAPE PLAN
GREENWAY TRAILS
Being approximately 14.1689 Acres of Land
situated in the M.E.P. and P.R.R. Survey,
Abstract No. 911,
City of Corinth, Denton County, Texas
ZAPD22-0003
Date Prepared: 09/29/2022
Date Revised: 10/10/2022
Date Revised: 10/19/2022
ARCHITECTURE DEMAREST
2320 Valdina Street, Studio B, Dallas, Texas 75207
Office: 214-748-6655
Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
AD PROJECT NO. 22036



24' FIRE LANE PAVEMENT SECTION



MEWS AREA EXHIBIT



24' FIRE LANE PAVEMENT SECTION

EXHIBIT "D"
PAVING CONCEPT AND CROSS
SECTION PLAN
GREENWAY TRAIL

Being approximately 14.1689 Acres of land
 situated in the M.E.P. AND P.R.R. Survey,
 Abstract No. 911,
 City of Corinth, Denton County, Texas
 ZAPD22-0003

Date Prepared: 09/21/2022
 Date Revised: 10/10/2022

ARCHITECTURE DEMAREST

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Units Fronting N. Corinth Street

Units Fronting N. Corinth Street:
 Front Façade Material Standards within the PD Narrative:
 Masonry: 100 %
 Brick or Stone: 90%
 Cementitious Fiber: 10% - Maximum



Interior Site Plan Units

Interior Site Plan Units:
 Front Façade Material Standards within the PD Narrative:
 Masonry: 100 %
 Brick or Stone: 50%
 Cementitious Fiber: 50% - Maximum

EXHIBIT "E"
REPRESENTATIVE ELEVATIONS
GREENWAY TRAIL

Being approximately 14.1689 Acres of land situated in the M.E.P. AND P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas
 ZAPD22-0003

Date Prepared: 09/21/2022
 Date Revised: 10/10/2022

ARCHITECTURE DEMAREST

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2 Units Fronting N. Corinth Street - Side Elevation
Scale: 1/8" = 1'-0"



1 Units Fronting N. Corinth Street - Rear Elevation
Scale: 1/8" = 1'-0"





PRESERVED TREE CALIPER		
TREE #	SPECIES	CALIPER (IN)
21220	OAK	23
21221	ELM	6
21373	ELM	24
21160	OAK	42
21170	OAK	20
21301	OAK	18
21307	OAK	21
21308	OAK	18
21309	OAK	17
21310	OAK	19
21317	OAK	27
21318	OAK	28
21321	OAK	22
21378	OAK	14
21397	OAK	26
21398	OAK	8
21401	OAK	23

PRESERVED CALIPER (IN) 356
EX. CALIPER (IN) 2630
CALIPER SAVED 13.5%

- EXISTING TREE OFFSITE (NOT INCLUDED IN CALCULATION)
- EXISTING TREE ONSITE (PRESERVED)
- EXISTING TREE ONSITE (REMOVED)

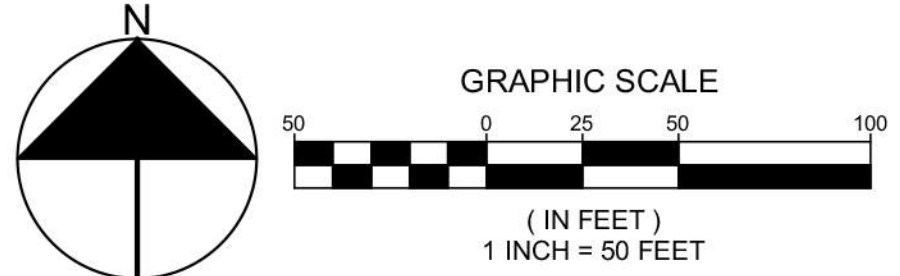
EXHIBIT "F"
TREE SURVEY AND PRELIMINARY
TREE PRESERVATION PLAN
GREENWAY TRAILS

Being approximately 14.1689 Acres of Land situated in the M.E.P. and P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas ZAPD22-0003

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OFFICE: 972-619-8304
CONTACT: JUSTIN COOLEY
EMAIL: jcooley@LiveRangeWater.com

APPLICANT / DEVELOPER:
SKORBURG COMPANY
8214 WESTCHESTER DRIVE
SUITE 900
DALLAS, TEXAS 75225
OFFICE: 214-888-8845
CONTACT: JOHN ARNOLD
EMAIL: jarnold@skorburgcompany.com

**EXHIBIT “G”
PLANNED DEVELOPMENT STANDARDS**

SECTION 1: BASE DISTRICT

A. Purpose

The regulations set forth herein (**Exhibit “G”**) provide development standards for multifamily residential uses within the Greenway Trails Planned Development District No. 63 (“**PD-63**”). The boundaries of PD-63 are identified by metes and bounds on the Legal Description, **Exhibit “A”** to this Ordinance (“PD-63 or the “Property”), and the Property shall be developed in accordance with these regulations and the PD Concept Plan as depicted on **Exhibit “B”**, the concepts presented in the Concept Landscape Plan on **Exhibit “C”**, and associated Ancillary Concept Plans as depicted in **Exhibits “D” and “E”** to this Ordinance (collectively the foregoing are referred to as the “Development Standards”). A use that is not expressly authorized herein is expressly prohibited in this PD-63.

B. Base District

The “MF-1” Multifamily Residential District regulations of the Corinth Unified Development Code, Ordinance No. 13-05-02-08, as amended, shall apply to the Property except as modified herein (hereinafter “UDC” or “Unified Development Code”). If a change to the PD Concept Plan, and/or associated Ancillary Concept Plans is requested, the request shall be processed in accordance with the UDC and development standards in effect at the time the change is requested for the proposed development per the Planned Development Amendment Process.

SECTION 2: USES AND AREA REGULATIONS

A. Purpose

PD-63 is intended to provide for a quality development of a residential community taking advantage of the location and the concepts outlined in the Envision Corinth 2040 Comprehensive Plan by promoting variation in dwellings types, which includes a maximum of 121 multifamily units, as set forth on **Exhibit “B” – PD Concept Plan**, providing views and access to common open spaces and providing for passive neighborhood gathering spaces, maintaining a maximum gross density of 8.8 dwelling units per acre (and net density of 12.55 dwelling units per acre), and providing a unique new urbanist streetscape design that promotes walkability and community connection by linking the common open space areas located throughout the neighborhood and the amenity center with pool.

B. Permitted Uses and Use Regulations

In the PD-63 District, no building, or land shall be used, and no building shall be hereafter erected, reconstructed, enlarged, or converted unless otherwise provided for in the MF-1 Multifamily Residential District regulations of the Unified Development Code or as otherwise permitted by this PD Ordinance. The Permitted Uses in the MF-1 Multifamily Residential District as listed in Subsection 2.07.03 of the Unified Development Code at time of the adoption of this Ordinance shall be permitted in the PD-63 District.

C. Development Standards

Except as otherwise expressly set forth in these Development Standards, the regulations of Subsection 2.04.07, MF-1, Multifamily Residential of Subsection 2.04, “Residential Zoning Districts” of the Unified Development Code, for the MF-1 Multifamily District and all other requirements of the UDC shall apply to all development within PD-63.

D. Dimensional Regulations

The Dimensional Regulations described in Subsection 2.08.04, “Residential Dimensional Regulations Chart” of Subsection 2.08, “Zoning Dimensional Regulations” of the Unified Development Code, for the base zoning district MF-1 Multifamily Residential shall apply, except as modified below:

1. **UDC Subsection 2.08 Dimensional Regulations** described for the MF-1 Multi-Family Residential District, shall apply, except as modified in Table A, below:

Table A – Dimensional Requirements

	MF-1 Base District	Proposed Greenway Trails Dimensional Standards
Minimum Front Yard Setback	30’	30’
Minimum Side Yard Setback: Interior Lot	30’	30’*
Corner Lot	30’	30’
Minimum Rear Yard Setback	30’	30’
Garage Setback	N/A	N/A
Minimum Lot Area	40,000 sq. ft.	14.1680 acres
Maximum Density	12 DU/A	8.8 DU/A (Gross Density) 12.55 DU/A (Net Density)
Minimum Lot Width:	200’	805’
Minimum Lot Depth	200’	847’
Minimum Floor Area	1,050 sq. ft.	1,200 sq. ft.
Maximum Height (feet/stories)	35’/2 (50’ with additional Setback)	35’/2
Maximum Building Area (all buildings)	45%	30%

*Building number 6 in the northeast corner of the site, noted on **Exhibit “B”**, shall be allowed to encroach into the 30’ side yard setback by a maximum of fifteen feet (15’), and as generally depicted on **Exhibit “B.”**

- a. The minimum separation between noncontiguous, adjacent structures shall be ten (10) ft (five (5’) side yard on each end unit).
2. **UDC Subsection 2.07.07 Accessory Building and Uses** shall apply.
3. **UDC Subsection 2.09.01 Landscaping Regulations** shall apply, except as modified below:
 - a. Subsection 2.09.01.B.2. shall not apply.
 - b. Subsection 2.09.01.B.1.a. shall be modified to permit the required number of shade trees within the landscape edge buffer to be offset by the number of existing trees being preserved along N. Corinth St.
 - c. Subsection 2.09.01.B.1.b, c, and g, shall not apply as these landscaping requirements are specific to parking lots and the parking for this development will be comprised of enclosed garages and driveways

for the individual units, with the additional parking to be provided on the private drives/access easements.

- d. Subsection 2.09.01.B.1.d. shall be modified to require more specific planting requirements as follows: At a minimum, trees shall be planted at a rate of one (1) shade tree (3" caliper minimum) per residential unit and one (1) ornamental tree (2" caliper minimum) per every two (2) residential units. Planting location for trees shall be permitted within the bulb-out section of the private drives, between the sidewalk and curb (parkway area), and in common open space areas, as shown on **Exhibit "C"**, which shall be cared for by the Owner in perpetuity. Additionally, shrubs shall be provided at a minimum rate of six (6) shrubs per unit and may be planted throughout the development as determined at time of Site Plan. City-approved root barrier systems shall be utilized when trees are located within five feet (5') of pavement. Additionally, Shade Trees required for units fronting along North Corinth Street may be planted within the Landscape edge buffer area to create an enhanced tree canopy and along the entryway of Private Drives "A" and "C." Developer shall retain the services of a Registered Landscape Architect at time of Site Plan to incorporate plantings in the northeast open space detention area and along the southern portion of Private Drive "B" in line with best planning practices.
 - e. Subsection 2.09.01.B.1.k., Additional Multi-Family Landscape Requirements shall not apply, except as modified to require a minimum of twenty feet (20') between rear façade of each building and the alley to accommodate rear tandem parking spaces and a planting strip between parking areas as generally shown on **Exhibits "B" and "C."** Additionally, a minimum of ten feet (10') shall be maintained between adjacent buildings except where mews open space areas are proposed as depicted on **Exhibits "B" and "C."** In such instances, the minimum separation distance between buildings (building to building) fronting onto or adjacent to a mews open space area shall be a minimum of forty feet (40'), provided that at the time of Site Plan 60% of units are offset at a minimum of an additional five feet (5') in conformance with the front façade offset articulations as further detailed below, with the exception of the mews open space area between buildings #16 and #17 where a minimum of thirty feet (30') between buildings shall be maintained, and between buildings #5 and #8 where a minimum of forty-five feet (45') shall be maintained as generally depicted in **Exhibits "B" and "C."** Further, with the exception of the buildings fronting onto N. Corinth Street, buildings shall include front façade off-sets typically ranging between five feet (5') and ten feet (10') as generally depicted on **Exhibits "B" and "C"** to ensure façade articulation and offer varying depths for private front yards along the mews and private drives. Slight adjustments may be approved by Staff at time of Site Plan provided that the design is in keeping with the spirit of the PD and reflects best practices of new urbanism design.
 - f. Additionally, the yard area between a front building façade and a sidewalk shall be a minimum of seven feet (7'), except that end units may be reduced to a minimum of five feet (5') in certain instances as depicted on **Exhibits "B" and "C."** The distance between the sidewalk and an end unit side wall shall be a minimum of five feet (5').
 - g. Buildings fronting onto the mews shall have a sidewalk, minimum of four feet (4') in width, constructed in front of the building. For mews sections with buildings fronting on both sides, sidewalks will be required on both sides in front of the buildings promoting connectivity through the development and open space as shown in **Exhibit "C."** Further, a sidewalk shall be provided connecting through both tandem open space lots to provide a linkage to the Pond No. 3 open space area. Additionally, bench/sitting area(s) shall be provided at key locations to create a passive recreation area.
4. **UDC Subsection 2.09.02 Tree Preservation Regulations** shall apply. Additionally, the developer shall preserve areas of Healthy Protected Trees totaling a minimum of ten percent (10%) of the total caliper inches (CI) of Healthy Protected Trees on site which shall be cared for by the Owner in perpetuity. The groves of Healthy Protected Trees are generally located around the perimeter; the ten percent (10%) of caliper inches saved will be from the trees designated as preserved on the Tree Preservation **Exhibit "F."** At a minimum, the 42" Heritage Tree and the small grove of four (4) Protected Trees (west of Buildings

#16 and #17) as shown along N. Corinth St. on **Exhibit “F”**, shall be included in the ten percent (10%) minimum calculation of Healthy Protected Trees to be preserved on site.

5. **UDC Subsection 2.09.03 Vehicular Parking Regulations** shall apply except as modified below:

- a. All units shall have a minimum of a two-car enclosed garage and a minimum of two (2) concrete tandem driveway parking spaces, exclusive of the private drives/access easements. The driveway parking spaces shall be a minimum of twenty feet (20’) in depth as measured from rear building façade to the edge of the alley and/or fire lane.
- b. A minimum of 40 additional on street guest parking spaces shall be provided as represented on **Exhibits “B” and “C”** with parallel parking and bulb-outs for placement of Shade Trees. The total number of parking spaces within the specified range shall be determined at time of Site Plan based on best practices. Additionally, off-street parking spaces generally shown on **Exhibits “B” and “C”** to provide visitor parking for the buildings facing North Corinth Street.

6. **UDC Subsection 2.09.04 Building Façade Material Standards** shall apply, except as modified below and shall be in general conformance with the Elevation Renderings included in **Exhibit “E.”**

- a. Exterior front façade wall materials (buildings internal to the site) – 100% of each front façade (excluding doors and windows) shall consist of masonry construction materials including fiber-reinforced cementitious board. However, no more than 50% of the front façade shall be fiber-reinforced cementitious board, excluding buildings fronting on N. Corinth Street. Additional architectural enhancements shall be required for buildings fronting on N. Corinth Street. For these buildings, 100% of each front façade (excluding doors and windows) shall consist of masonry construction materials including fiber-reinforced cementitious board. However, no more than 10% of the façade shall be fiber-reinforced cementitious board.
- b. Further, each building front façade shall include at least four (4) of the following architectural elements.
 - i. Awnings/canopies/metal roofs;
 - ii. Balconies (a minimum of 25 square feet in area);
 - iii. Dormers;
 - iv. Offsets between an adjacent building façade (a minimum 12 inches to receive credit);
 - v. Varied front roof lines in building (a minimum 8-foot difference);
 - vi. Sconce lighting;
 - vii. Decorative banding or molding;
 - viii. Decorative overhangs;
 - ix. Eyebrow soldier courses;
 - x. Gables;
 - xi. Corbels;
 - xii. Wood accents, vertical siding accents;
 - xiii. Bay windows;
 - xiv. Front porch columns;
 - xv. Ornamental metal hand rails;
 - xvi. Horizontal banding across individual units of the building; and
 - xvii. Shutters
- c. Exterior side and rear wall materials (all buildings) - 100% of each side and rear façade (excluding doors and windows) shall consist of masonry construction materials including fiber-reinforced cementitious board. Additionally, buildings adjacent to Private Drives and Open Spaces shall incorporate at least two (2) of the following architectural elements on the exterior, visible side façade.
 - i. Awnings/canopies;

- ii. Decorative banding or molding;
 - iii. Decorative overhangs;
 - iv. Gables;
 - v. Vertical siding accents;
 - vi. Horizontal banding across individual units of the building; and
 - vii. Shutters
 - d. All dooryards, where provided, shall be a minimum of three feet (3') in depth and shall be enclosed on three (3) sides by an open ornamental metal fence with a hedge row or decorative shrubs along the exterior fence line as generally depicted in **Exhibit "E."**
7. **UDC Subsection 2.09.05 Residential Adjacency Standards** shall apply except as modified below and shall be in general conformance with **Exhibit "C."**
- a. Subsection 2.09.05.C.1.a. shall be modified to require more specific adjacency standards as follows: A six-foot (6') high ornamental metal fence is to be provided along the entirety of the northern boundary, except for the width of Private Drive "B" future street connection depicted on **Exhibit "C."** Staggered evergreen plant material consisting of Holly Trees or similar plant material to be planted at five feet (5') on center that will reach full opacity within two (2) years shall be included parallel to the twelve-foot (12') alley adjacent to the northern boundary. Additional landscaping enhancements shall be provided in the northern open space west of Private Drive "B" and between the northern property boundary and the 24' fire lane, the sidewalk north of building #6 and detention pond No. 3 open space such as decorative shrubs, hedges, and ornamental trees. A six-foot (6') high ornamental metal fence is to be provided along the entirety of the eastern boundary with staggered evergreen plant material consisting of Holly Trees or similar plant material to be planted at five feet (5') on center that will reach full opacity within two (2) years. Additional landscaping enhancements shall be provided between the eastern property boundary and east of Private Drive "E" and detention pond No. 3 open space such as decorative shrubs, hedges, and ornamental trees. A six-foot (6') high ornamental metal fence shall be provided along the entirety of the southern boundary, except for the width of Private Drive "B" future street connection and Private Drive "E" future street connection depicted on **Exhibit "C."** Additional landscaping enhancements shall be provided between the southern property boundary and the twelve-foot (12') alley, east of Private Drive "B" and the 24' fire lane such as decorative shrubs, hedges, and ornamental trees.
 - b. Subsection 2.09.05.C.6.a shall be modified to keep the setback/yard standards consistent with the setbacks provided within the Dimensional Regulations.
8. **UDC Subsection 2.09.06 Nonresidential Architectural Standards** shall apply.
9. **UDC Subsection 2.09.07 Lighting and Glare Regulations** shall apply.
10. **UDC Subsection 4.01 Sign Regulations** shall apply.
11. **UDC Subsection 4.02 Fence and Screening Regulations** shall apply, except as modified below:
- a. 4.02.11.E requiring a masonry wall all along a collector street shall not apply to N. Corinth Street.
 - b. The Builder shall construct a dooryard with four-foot (4') high ornamental metal fence for buildings fronting onto N. Corinth Street and for buildings located throughout the development, with the possible exception of buildings #6 and #7 that will be further evaluated at time of Site Plan based on the future design of the detention basin. Additionally, landscaping and shrubs shall be planted directly in front of the dooryard fence for additional screening.

- c. Detention Screening for the ponds adjacent to N. Corinth Street will consist of an ornamental metal fence with masonry columns four feet (4') in height. If the ponds along N. Corinth Street are designed as wet ponds, then these ponds shall include a fountain and no further landscaping will be required. If the ponds along N. Corinth Street are dry ponds, additional evergreen hedgerow screening will be provided along the inside of the ornamental metal screening fence.
- d. During site construction, Developer shall put up an opaque, temporary construction fence around the perimeter to serve as a screening buffer for surrounding residents.

12. **UDC Subsection 2.04.7.C.2 Front Yard Regulations** shall apply, except as modified below:

- a. Front yard standards shall be in conformance with the PD Concept Plan, **Exhibit "B"**, providing a minimum of seven feet (7') between the front façade and the sidewalk, except that end units may be reduced to a minimum of five feet (5') in certain instances as depicted on **Exhibits "B" and "C."** Dooryards shall be permitted with ornamental fencing as generally represented on **Exhibit "C."** Further, the width of the mews, where provided, shall be in general conformance with the PD Concept Plan, **Exhibit "B"**, with the recessed façade off-sets generally depicted on **Exhibits "B" and "C"** to ensure variety of the facades.

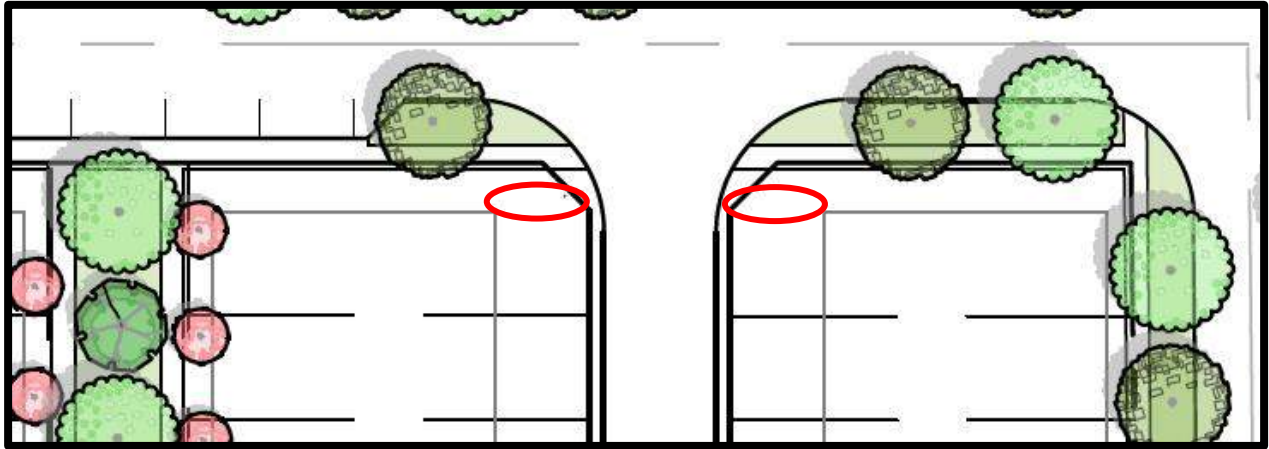
13. **UDC Subsection 2.04.07C.4 Access Standards** shall apply, except as modified below:

- a. Mews buildings fronting open space, with rear entry access provided by an alley, shall be allowed, as shown in Concept Plan, **Exhibit "B"**, attached hereto.
- b. Private Drive Design Criteria – Shall be designed as referenced on **Exhibit "D"** for additional Typical Paving Concepts and Cross-Sections.
 - i. The private drive design shall include on street parallel parking with bulb-out sections as generally depicted on **Exhibits "B" and "C"** and detailed on **Exhibit "D."**
 - ii. Private Drives – Fire Lanes
 - a. 24' back-to-back pavement street section, and
 - b. 8 – 8.5' wide parking spaces in certain areas
- c. Alleys shall be designed as follows:
 - i. Alleys serving the development fronting onto streets shall have a minimum paving width of ten feet (10') with twelve feet (12') where City standards require. The minimum radius for alleys shall be 28'.
 - ii. Alleys serving the development fronting onto mews will be served by a double wide alley section with a 24' paving section. The minimum radius for alleys shall be that of a typical fire lane with a 28' radius for 24' width pavement.

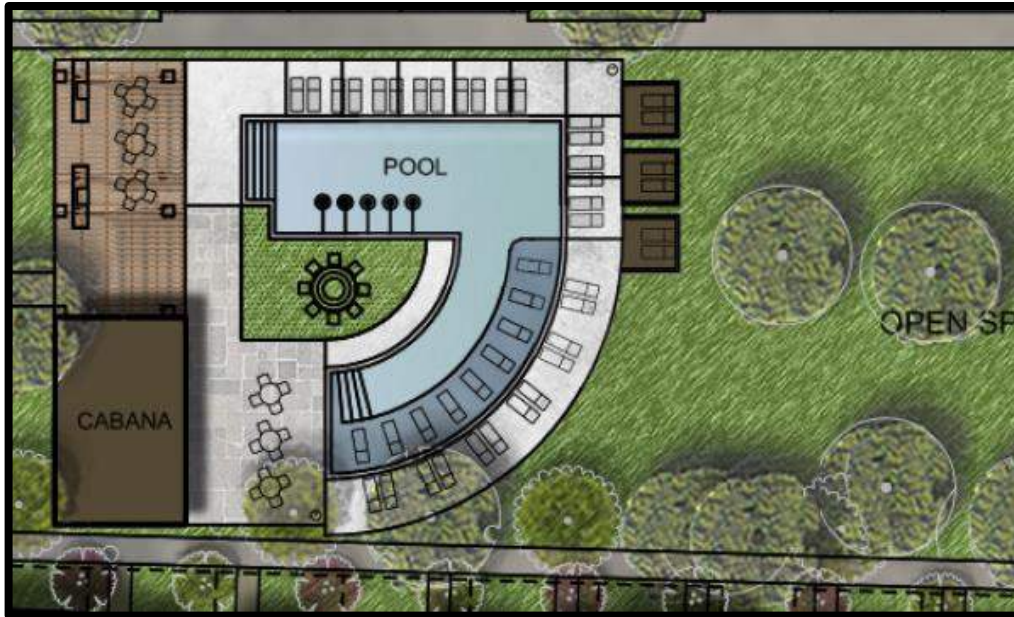
14. **UDC Subsection 2.04.07.C.6 Mechanical Equipment, Refuse Containers, and Waste Storage Regulations** shall apply, except as modified below:

- a. All units shall have personal waste receptacles in the rear of the unit; billing for the garbage pickup will be based on the number of individual units or as otherwise provided by City Ordinance.
- b. The Screening of Outdoor Waste Storage for Nonresidential, Single-Family Attached, and Multi-Family Residential Properties regulations described in Subsection 4.02.13 of the UDC, shall not apply and instead shall be regulated with the standards set forth in 14.a., above.

- c. Additional regulations to be administered by the Owner require waste receptacles to be uniform in design and material. Screening shall consist of a dense row of evergreen plant material at a minimum of four and one-half feet (4.5') in height and shall be required along the perimeter of buildings/end-units adjacent to streets or mews extending from the rear façade of the building to the alley drive sections.



- 15. **UDC Subsection 2.04.07.C.7 Storage Area Standards** shall not apply as the two-car garage per unit exceeds the storage area standards.
- 16. **UDC Subsection 2.04.07.8 Private Recreational Area Regulations** shall apply, except as modified below, and consist of the following amenities: Amenity Center with pool, cabana, grill area and fire pit, seating area, tandem mews lots with bench.
 - a. The development shall include a minimum of 122,200 square feet of total open space, or approximately 20% of the Property, whichever is greater. All common open space areas and amenities shall be owned and maintained by the property management company. The common open space areas shall generally comply with its depiction on **Exhibit "B."** At the time of Site Plan, the size of the open space around the Amenity Center may be adjusted to accommodate design needs so long as the Private Recreation Area Site Plan remains at the eight percent (8%) minimum standard.



17. **UDC Subsection 3.05.10 Park and Trail Land Dedication for Residentially Zoned Property** shall apply at a rate of 1 acre per/50 DU and/or fees-in-lieu-of or combination. Additionally, 755 Linear Feet of six-foot (6') wide trail or 4,530 SF in area (LxW) of linear length of the six-foot (6') wide public trail along North Corinth Street and the additional 12,748 square feet of open space recreational area adjacent to this trail shall be used to satisfy a direct portion of acreage and Fee in Lieu of for Park and Trail Dedication requirements of this subsection provided that a public pedestrian access easement is provided for any portion of the trail located within the landscape edge buffer and benches are included along the trail. The location of benches will be further defined at the time of Site Plan.

C. OTHER DEVELOPMENT CONSIDERATIONS:

1. Phasing

a. The Greenway Trails Community will be developed in one (1) phase and is currently anticipated to start construction in Q1 2023, subject to necessary City approvals. There is the opportunity for future compatible development to the north and south; the site plan has taken this into consideration by providing drive access connection points.

2. Private Drives, Fire Lanes, Alleys, and Sidewalks

- a. Perpetual cross access easements shall be provided along private Drives, Fire Lanes and Alleys to ensure interconnection of public and/or private streets as adjacent properties develop in the future.
- b. A barrier acceptable to the City Engineer at the terminus of the North and South ends of Private Drive "B" and "E" shall be installed and maintained in perpetuity to prevent confusion for driver exception. Ornamental fencing shall not be provided at the "future street connection" connection points.
- c. All sidewalks along the Private Drives as shown on Exhibits "B" and "C" shall provide public pedestrian access easement to facilitate interconnected mobility.
- d. The developer/property owner agrees to grant access to adjacent property owners along the private alleys identified on Exhibits "B" and "C" where narrow planting strips and screening are currently located with the purpose of allowing access to those private alleys by the adjacent property owner(s) to allow connectivity

between the Property and adjacent properties, but this shall be required only when the adjacent properties are being developed in a manner that provides for the continuation of development in a like-kind manner on those adjacent properties. Access to the alleys shall not be provided if the adjacent proposed use is more intense in nature. Additionally, the removal of the narrow strips of land would not constitute a reduction in the overall open space as presented in **Exhibits “B” and “C.”**

3. **Proposed Utility Infrastructure**

- a. Water and sanitary sewer infrastructure shall be constructed to provide service to each unit within the development. The location of the water and sanitary sewer infrastructure shall be confirmed with City’s engineering staff. These improvements shall be designed and constructed in accordance with the City’s published criteria. All water improvements are intended to be public and shall be dedicated to the City upon completion of construction. Wastewater and storm drainage improvements shall be designed and constructed in accordance with the City’s published criteria. All storm drain sewer and waste water improvements shall be owned and maintained by the Property Management Company.
- b. Franchise utilities (e.g. electrical, gas, communications, etc.) shall be constructed to provide service to all buildings. These utility lines shall remain privately owned by the franchise providers, except for streetlights that will be metered (unless otherwise required to be unmetered) and dedicated to the City of Corinth.

4. **Floodplain/Drainage**

- a. The proposed development land area does not fall within the floodplain. The site shall be designed in accordance with the Drainage and Storm Water standards outlined in subsection 3.05.16 of the UDC. The current drainage conditions burdening the surrounding adjacent landowners in times of significant weather conditions will benefit from the infrastructure improvements that will be constructed with the development of this site. The Planned Development has been designed with three (3) detention/retention ponds to slow the outfall of runoff water from the site to the surrounding properties, as shown on **Exhibit “B.”**
- b. During design, Developer shall make reasonable efforts to determine if the pond in the northeast corner of the site can be feasibly designed as a wet pond; however, the ultimate design of the pond will be determined by Developer at time of Site Plan design and in line with best engineering practices to maintain the development plan shown on the PD Concept Plan **Exhibit “B.”**



OFFICIAL USE:
Case Number: PDA23-0001 (amending PD-63 Greenway Trails Multifamily Residential Ordinance No. 22-12-15-41)
Fees Paid: N/A

Site Address (Attach Location Map): 1119 & 1311 N Corinth Street, Corinth, TX, 76208

Approved PD: PD-63 (14.1689 acres)

Name (Applicant/Authorized Agent): John Arnold – Skorborg Company

Applicant Signature: _____

Minor PD, Planned Development Amendment Application*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

* Please also complete and attach a [Universal Planning Application](#).

APPLICANT MODIFICATION/AMENDMENT REQUEST: PD to be Amended: PD-63 Greenway Trails Multifamily Residential

Request: To amend PD-63 to reflect the modifications made in the attached updated Exhibit "B" and "C" and as further outlined below:

- (1) Fire lane North and East of buildings 4, 5, and 8 reduced to 20’;
- (2) Reduced spacing between buildings 6 & 7 from 50’ to 40’;
- (3) Building 5 moved South to be aligned with building 6 (space between buildings 5 and 8 reduced from 60’ to 40’ and buildings 4 and 5 reduced from 30’ to 10’;
- (4) Grading for drive connection at Southeast entrance of site revised to end 10’ from property line;
- (5) Fire lane South of buildings 25 and 26 revised to 20’;
- (6) Buildings 23 and 24 moved North to create buffer between the alley and Southern property line;
- (7) One unit added to building 23 (6 units total now);
- (8) 20” Oak tree on Eastern side of private drive A removed due to private drive A shifting North (canopy was offset by saving a 19” Oak tree near detention pond C and the 20” and 22” Oak trees near pool);
- (9) One unit removed from buildings 12, 13, and 16 so site could be shifted further North to create buffer from Southern property line to the alley of buildings 23 and 24;
- (10) Parking area within drive B shifted from right side to left side of drive;
- (11) Building 5 revised from 5 units to 6 units;
- (12) Removed drive between buildings 9 and 20 (mirrored buildings 11 and 12) and replaced with a 20’ grasscrete fire lane that connects to private drive B.
- (13) Reworked sidewalk along private drive B (between buildings 8 and 5) to allow for landscaping.

Staff Comments/Conditions:

Note: approval of this PD Amendment is solely for the items specifically listed in this document. Any other amendments or alterations to the Planned Development are subject to a new PD Amendment application.

Approved/Denied:

John S Webb

John Webb, AICP,
Director of Development Services
Date: March 6, 2023

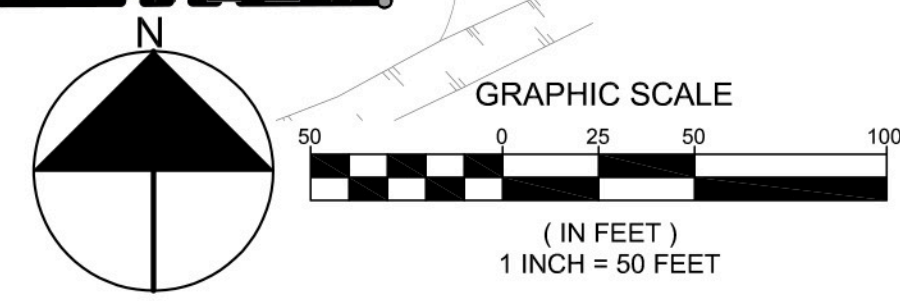


LEGEND	
	CANOPY TREE
	SMALL UNDERSTORY TREE
	EVERGREEN SCREENING TREE
	HOLLY SHRUBS
	AMENITY CENTER LOCATION
	LANDSCAPE AREA

PARKING TABLE	
TOTAL UNITS:	121 UNITS
GUEST PARKING:	47 SPACES
DRIVEWAY PARKING (2 PER UNIT):	242 SPACES
GARAGE PARKING (2 PER UNIT):	242 SPACES
TOTAL PROVIDED:	531 SPACES

EXISTING TREE

	Count	Cum. Inches
Required Canopy Trees Planted in Perimeter Landscape Edge (3" cal.)	24	72 in.
Required Shade Trees (3" cal.) - one per unit.	121	363 in.
Required Ornamental Trees (2" cal.) - one every two units.	61	122 in.
Required Shrubs - six per unit.	726	N/A
Existing Protected Trees to be Preserved - 10% of existing cal. inches.	Tbd	263 in.



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EXHIBIT "C"
CONCEPT LANDSCAPE PLAN
GREENWAY TRAILS
Being approximately 14.1689 Acres of Land situated in the M.E.P. and P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas ZAPD22-0003
Date Prepared: 09/29/2022
Date Revised: 10/10/2022
Date Revised: 10/19/2022
Date Revised: 01/04/2023
Date Revised: 01/19/2023
Date Revised: 02/06/2023
Date Revised: 02/16/2023
Date Revised: 02/27/2023
ARCHITECTURE DEMAREST
2320 Valdina Street, Studio B, Dallas, Texas 75207
Office: 214-748-6655
Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
AD PROJECT NO. 22036



OFFICIAL USE:
Case Number: PDA24-0008
Fees Paid: N/A

Site Address (Attach Location Map): 1119 & 1311 N Corinth Street, Corinth, TX, 76208
 Approved PD: PD-63 (14.1689 acres)
 Name (Applicant/Authorized Agent): Justin Cooley – Rangewater Real Estate, LLC
 Applicant Signature: *Justin Cooley*

Minor PD, Planned Development Amendment Application*

In accordance with UDC Section 2.10.09.D.1., The Director of Development Services may administratively approve or defer to City Council a Minor PD Amendment and Adjustment to the Planned Development Ordinance.

 * Please also complete and attach a [Universal Planning Application](#).

APPLICANT MODIFICATION/AMENDMENT REQUEST:
 PD to be Amended: PD-63 Greenway Trails

DIRECTIONS:
 Describe the requested modification(s)/amendment to the requirements of the Approved PD Ordinance in the space provided below. Be specific. Provide accompanying exhibits when applicable.

REQUEST:
 To amend PD-63 PD Development Standards to reflect the attached updated Exhibit "B", "C" and "F" and as further outlined below:

1. Amend Section 2.D.1 Dimensional Regulations Table A to remove the following item: ***Building number 6 in the northeast corner of the site, noted on Exhibit "B", shall be allowed to encroach into the 30' side yard setback by a maximum of fifteen feet (15'), and as generally depicted on Exhibit "B."**
2. Amend Section 2.D.3.e to read as follows: In such instances, the minimum separation distance between buildings (building to building) fronting onto or adjacent to a mews open space area shall be a minimum of forty feet (40'), provided that at the time of Site Plan 60% of units are offset at a minimum of an additional five feet (5') in conformance with the front façade offset articulations as further detailed below, with the exception of the mews open space area between buildings #16 and #17 where a minimum of thirty feet (30') between buildings shall be maintained, ~~and between buildings #5 and #8 where a minimum of forty five feet (45') shall be maintained~~ as generally depicted in Exhibits "B" and "C".
3. Amend Section 2.D.3.f to read as follows: Additionally, the yard area between a front building façade and a sidewalk shall be a minimum of seven feet (7'), except that end units may be reduced to a minimum of five feet (5') in certain instances, **three feet (3') for buildings #25 and #26, and one foot (1') for buildings #6 and #7** as depicted on Exhibits "B" and "C." The distance between the sidewalk and an end unit side wall shall be a minimum of five feet (5') **except for the end units of buildings #25 and #26 and buildings #6 and #7 which may be reduced to a minimum of three feet (3') and one foot (1') respectively.**
4. Amend Section 2.D.3.f to read as follows: Buildings fronting onto the mews shall have a sidewalk, minimum of four feet (4') in width, constructed in front of the building. For mews sections with buildings fronting on both sides, sidewalks will be required on both sides in front of the buildings promoting connectivity through the development and open space as shown in Exhibit "C." Further, a sidewalk shall be provided connecting through

both tandem open space lots to provide a linkage to the Pond ~~No. 3~~ open space area. Additionally, bench/sitting area(s) shall be provided at key locations to create a passive recreation area.

5. Amend Subsection 2.09.04.d to read as follows: All dooryards, where provided, shall be a minimum of three feet (3') in depth except for the end units of buildings #6 and #7 which may be reduced to a minimum of one-foot (1') and shall be enclosed on three (3) sides by an open ornamental metal fence with a hedge row or decorative shrubs along the exterior or interior fence line as generally depicted in Exhibit "E."
6. Amend Section 2.D.7.a to read as follows: Subsection 2.09.05.C.1.a. shall be modified to require more specific adjacency standards as follows: A six-foot (6') high ornamental metal fence is to be provided along the entirety of the northern boundary, except for the width of Private Drive "B" future street connection depicted on Exhibit "C." ~~Staggered~~ evergreen plant material consisting of Holly Trees or similar plant material to be planted at five feet (5') on center that will reach full opacity within two (2) years shall be included parallel to the ~~twelve-foot (12')~~ alley sidewalk adjacent to the northern boundary. Additional landscaping enhancements shall be provided in the northern open space west of Private Drive "B" and between the northern property boundary and the 24' fire lane, the sidewalk north of building ~~#26 and the detention pond #6 and detention pond No. 3~~ open space such as decorative shrubs, hedges, and ornamental trees. A six-foot (6') high ornamental metal fence is to be provided ~~along adjacent to~~ the entirety of the eastern boundary along retaining walls to function as screening and fall protection fencing with ~~staggered~~ evergreen plant material consisting of Holly Trees or similar plant material to be planted at five feet (5') on center that will reach full opacity within two (2) years. ~~Additional landscaping enhancements shall be provided between the eastern property boundary and east of Private Drive "E" and detention pond No. 3 open space such as decorative shrubs, hedges, and ornamental trees.~~ A six-foot (6') high ornamental metal fence shall be provided along the entirety of the southern boundary, except for the width of Private Drive "B" future street connection ~~and Private Drive "E" future street connection~~ depicted on Exhibit "C." Additional landscaping enhancements shall be provided between the southern property boundary and the ~~sidewalk twelve foot (12') alley~~, east of Private Drive "B" and the 24' fire lane such as shade trees, decorative shrubs, hedges, and ornamental trees.
7. Amend Section 2.D.11.b to read as follows: The Builder shall construct a dooryard with four-foot (4') high ornamental metal fence for buildings fronting onto N. Corinth Street and for buildings located throughout the development, with the possible exception of buildings ~~#25 & #26 #6 and #7~~ that will be further evaluated at time of Site Plan based on the future design of the detention basin. Additionally, landscaping and shrubs shall be planted directly in front of , or if space is not available behind, the dooryard fence for additional screening.
8. Amend Section 2.D.11.e to remove the following item: ~~Detention Screening for the ponds adjacent to N. Corinth Street will consist of an ornamental metal fence with masonry columns four feet (4') in height. If the ponds along N. Corinth Street are designed as wet ponds, then these ponds shall include a fountain and no further landscaping will be required. If the ponds along N. Corinth Street are dry ponds, additional evergreen hedgerow screening will be provided along the inside of the ornamental metal screening fence.~~
9. Amend Section 2.D.12.a to read as follows: Front yard standards shall be in conformance with the PD Concept Plan, Exhibit "B", providing a minimum of seven feet (7') between the front façade and the sidewalk, except that end units may be reduced to a minimum of five feet (5') in certain instances for building #23, three feet (3') for buildings #25 and #26, and one foot (1') for buildings #6 and #7 as depicted on Exhibits "B" and "C." Dooryards shall be permitted with ornamental fencing as generally represented on Exhibit "C." Further, the width of the mews, where provided, shall be in general conformance with the PD Concept Plan, Exhibit "B", with the recessed façade off-sets generally depicted on Exhibits "B" and "C" to ensure variety of the facades.
10. Amend Section 2.D.13.c.i to remove the following item: ~~Alleys serving the development fronting onto streets shall have a minimum paving width of ten feet (10') with twelve feet (12') where City standards require. The minimum radius for alleys shall be 28'.~~

11. Amend Section 2.D.13.c.ii to read as follows: Alleys serving the development fronting onto mews will be served by a double wide alley section with a 24' paving section except for the easternmost drive which may be reduced to a 20' paving section. The minimum radius for alleys shall be that of a typical fire lane with a 28' radius for 24' and 20' width pavement.
12. Amend Section 2.D.14.a to read as follows: All units shall have personal waste receptacles in the rear of the unit; garbage pickup will not require a dumpster and will be accomplished through a private service to be managed by the developer or property management. billing for the garbage pickup will be based on the number of individual units or as otherwise provided by City Ordinance.
13. Amend Section C OTHER DEVELOPMENT CONDISERATIONS: 1.a to read as follows: The Greenway Trails Community will be developed in one (1) phase and is currently anticipated to start construction in Q1-2023 Q3 2024, subject to necessary City approvals. There is the opportunity for future compatible development to the north and south; the site plan has taken this into consideration by providing drive access connection points.
14. Amend Section C OTHER DEVELOPMENT CONDISERATIONS: 2.b to read as follows: A barrier acceptable to the City Engineer at the terminus of the North and South ends of Private Drive "B" and "E" shall be installed and maintained in perpetuity to prevent confusion for driver exception. Ornamental fencing shall not be provided at the "future street connection" connection points.
15. Amend Section C OTHER DEVELOPMENT CONDISERATIONS: 2 to add the following item: d. Private Drive "B" shall be contained within a variable width Public Access Easement between fifty (50') to fifty-three feet (53'), extending from the Northern to Southern boundary line.
16. Amend Section 2.C OTHER DEVELOPMENT CONDISERATIONS: 2.d to remove the following item: The developer/property owner agrees to grant access to adjacent property owners along the private alleys identified on Exhibits "B" and "C" where narrow planting strips and screening are currently located with the purpose of allowing access to those private alleys by the adjacent property owner(s) to allow connectivity between the Property and adjacent properties, but this shall be required only when the adjacent properties are being developed in a manner that provides for the continuation of development in a like-kind manner on those adjacent properties. Access to the alleys shall not be provided if the adjacent proposed use is more intense in nature. Additionally, the removal of the narrow strips of land would not constitute a reduction in the overall open space as presented in Exhibits "B" and "C."
17. Amend Section C OTHER DEVELOPMENT CONDISERATIONS: 2 to add the following item: e. The Developer/Property Owner shall add a Plat note indicating that the property owner shall permit the City or others to construct the remaining section of Private Drive B and sidewalk as included within the Public Access Easement in order to connect Private Drive B to north and south property lines at the time the adjacent properties develop in the future.
18. Amend Section C. Other Development Considerations 3a. Proposed Utility Infrastructure to read as follows: Water and sanitary sewer infrastructure shall be constructed to provide service to each unit within the development. The location of the water and sanitary sewer infrastructure shall be confirmed with City's engineering staff. These improvements shall be designed and constructed in accordance with the City's published criteria. All water improvements are intended to be public and shall be dedicated to the City upon completion of construction. Wastewater and storm drainage improvements shall be designed and constructed in accordance with the City's published criteria. All storm drain sewer, and waste water, and water improvements shall be owned and maintained by the Property Management Company.

19. Amend Section C. Other Development Considerations, Line 4a. Floodplain/Drainage to read as follows: The proposed development land area does not fall within the floodplain. The site shall be designed in accordance with the Drainage and Storm Water standards outlined in subsection 3.05.16 of the UDC. The current drainage conditions burdening the surrounding adjacent landowners in times of significant weather conditions will benefit from the infrastructure improvements that will be constructed with the development of this site. The Planned Development has been designed with ~~one (1) three (3)~~ detention/retention ponds to slow the outfall of runoff water from the site to the surrounding properties, as shown on **Exhibit "B."**

REQUEST:

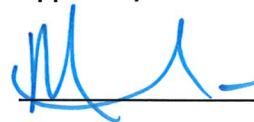
To amend PDA23-0001 Minor PD, Planned Development Amendment as outlined below:

1. Amend line #1 to read as follows: Fire lane North and East of Buildings ~~4, 5, and 8~~ 5, 6, 7 & 8 reduced to 20';
2. Amend line #3 to read as follows: Space between buildings 5 and 6 reduced from 30' to 10';
3. Remove lines #2, 4, 5, and 6.
4. Amend line #9 to read as follows: One unit removed from buildings 12, 13, and 16 so site could be shifted further North to create buffer from Southern property line to ~~the alley of~~ buildings 23 and 24;
5. Amend line #11 to read as follows: Building ~~5~~ 6 revised from 5 units to 6 units;
6. Amend line #13 to read as follows: Reworked sidewalk along private drive B (between buildings ~~8 and 5~~ 7 and 6) to allow for landscaping.
7. Add new line item #14 to include: Head in parking added to the East side of drive B.

Staff Comments/Conditions:

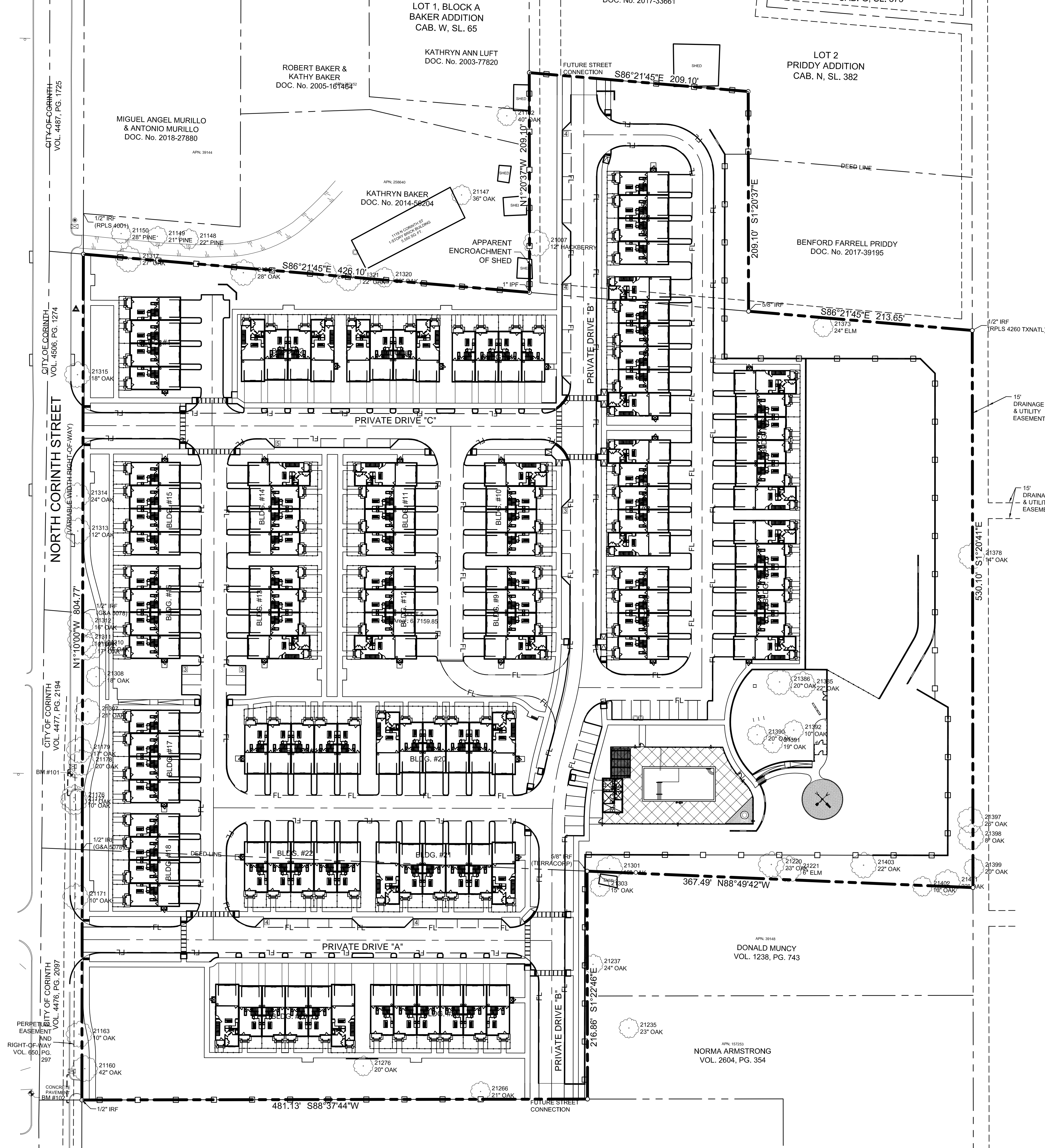
This Minor PDA shall supersede any conflicting standards approved and presented on "Exhibit B" – PD Concept Plan, "Exhibit C" – Concept Landscape and Screening Plan, and Exhibit "F" – Tree Survey and Preliminary Tree Preservation Plan in Planned Development Ordinance No. 63 (PD-63) as adopted on December 15, 2022.

Approved/Denied:



Melissa Dailey, AICP
Director of Development Services

Date: 8/22/24



SITE DATA SUMMARY CHART	
PROPOSED BASE ZONING	MF-1
LAND USE DESIGNATION - FUTURE USE	MIXED USE - TOD
GROSS ACREAGE (APPROXIMATELY)	+/-14.1689ACRES
NET ACREAGE (APPROXIMATELY)	+/-14.1689ACRES
NUMBER OF PROPOSED UNITS	121 UNITS
TOTAL OPEN SPACE AREA	221,039 S.F.
PERCENTAGE OF OPEN SPACE	35.82%
PERCENTAGE OF RECREATIONAL SPACE	10.0%
PROPOSED BUILDING AREA (S.F. FOOTPRINT)	134,617 S.F.
NUMBER OF SINGLE STORY BUILDINGS	1
NUMBER OF TWO-STORY BUILDINGS	26
MAXIMUM BUILDING HEIGHT	35/2
REQUIRED PARKING (2 PER UNIT)	242 SPACES
PROVIDED PARKING:	
DRIVEWAY PARKING (2 PER UNIT)	242 SPACES
GARAGE PARKING (2 PER UNIT)	242 SPACES
GUEST PARKING	40 SPACES MIN.
TOTAL PARKING	534 SPACES
START OF CONSTRUCTION (MONTH / YEAR)	AUGUST / 2024
END OF CONSTRUCTION (MONTH / YEAR)	APRIL / 2026

NOTES:
 1. 755 FEET OF 6 FOOT WIDE TRAIL = 4,530 SQ. FT.
 2. MINIMUM STANDARDS ARE REFLECTED IN THE PD.

EXHIBIT "B"
PD CONCEPT PLAN
GREENWAY TRAILS
 Being approximately 14.1689 Acres of Land
 situated in the M.E.P. and P.R.R. Survey,
 Abstract No. 911,
 City of Corinth, Denton County, Texas
 ZAPD22-0003
 Date Prepared: 09/29/2022
 Date Revised: 10/10/2022
 Date Revised: 10/19/2022
 Date Revised: 07/11/2024
 Date Revised: 08/22/2024

ARCHITECTURE DEMAREST
 2320 Valdina Street, Studio B, Dallas, Texas 75207
 Office: 214-748-6655
 Contact: Jerry Lowrey AIA Email: jlowrey@architecturedemarest.com
 AD PROJECT NO. 22036

DEVELOPER:
 RANGEWATER REAL ESTATE, LLC
 8235 DOUGLAS AVE.
 SUITE 1320
 DALLAS, TEXAS 75225
 OFFICE: 972-619-9304
 CONTACT: JUSTIN COOLEY
 EMAIL:
 jcooley@LiveRangeWater.com

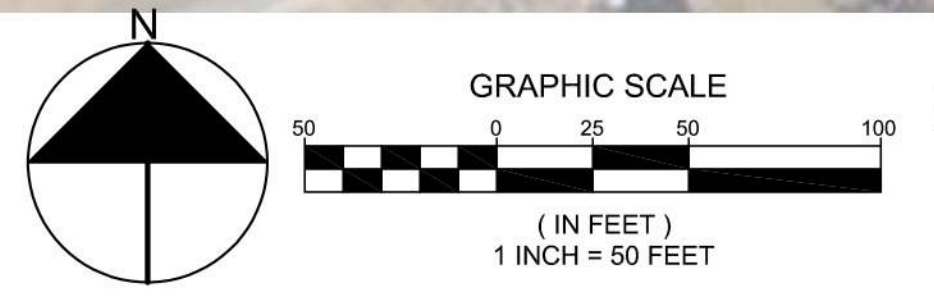


LEGEND

- CANOPY TREE
- SMALL UNDERSTORY TREE
- EVERGREEN SCREENING TREE
- HOLLY SHRUBS
- AMENITY CENTER LOCATION
- LANDSCAPE AREA

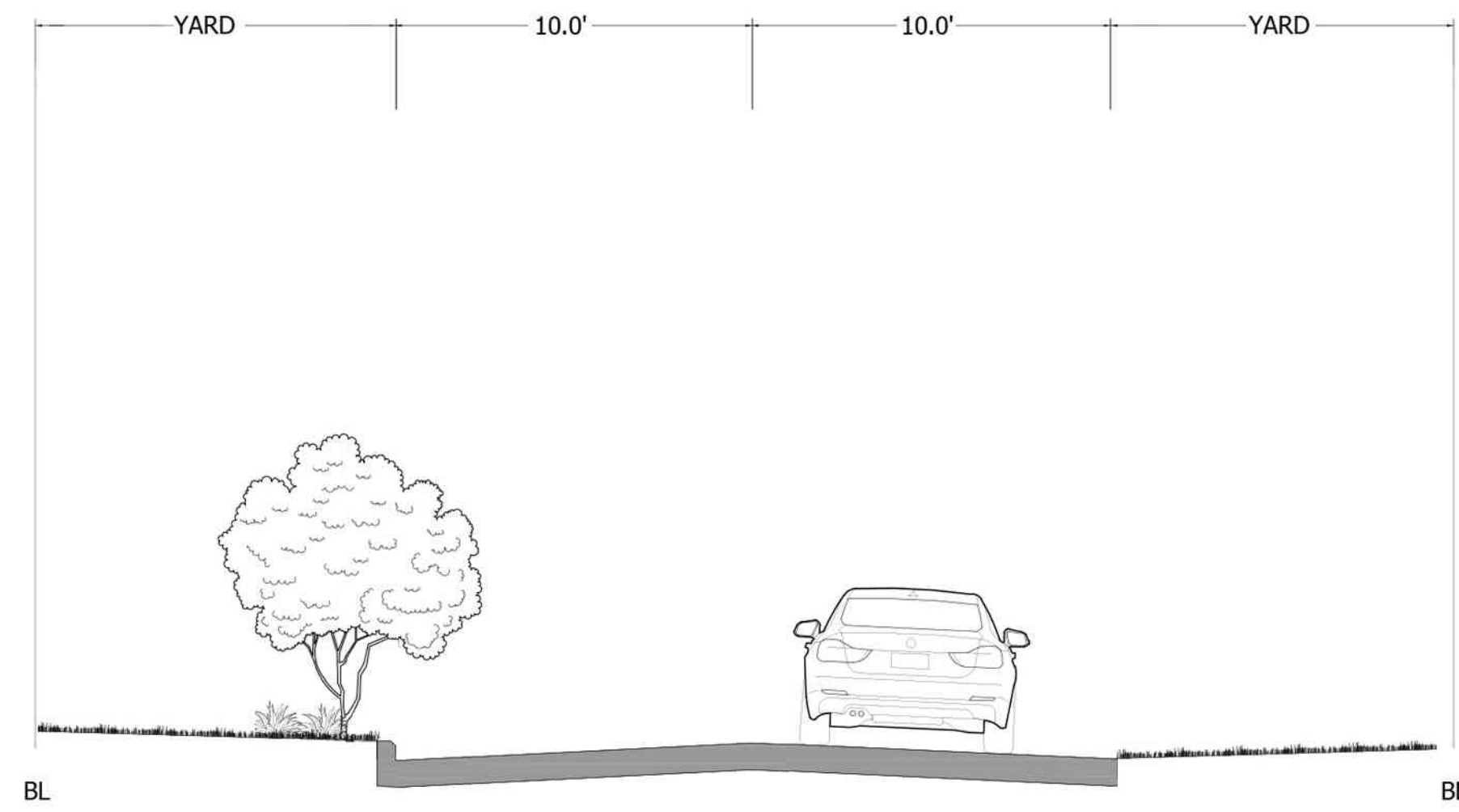
EXHIBIT "C"
CONCEPT LANDSCAPE PLAN
GREENWAY TRAILS
 Being approximately 14.1689 Acres of Land
 situated in the M.E.P. and P.R.R. Survey,
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 City of Corinth, Denton County, Texas
 ZAPD22-0003
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	Count	Cal. Inches
Required Shade Trees Planted along N. Corinth St. (3" cal.)	27	81
Required Shade Trees (3" cal.) - one per unit.	121	363
Required Ornamental Trees (2" cal.) - one per every two units.	61	122
Required Shrubs - six per unit.	726	N/A
Existing Protected Trees to be Preserved - 10% of existing cal. inches.	2,465 CI	246.5 cal. in

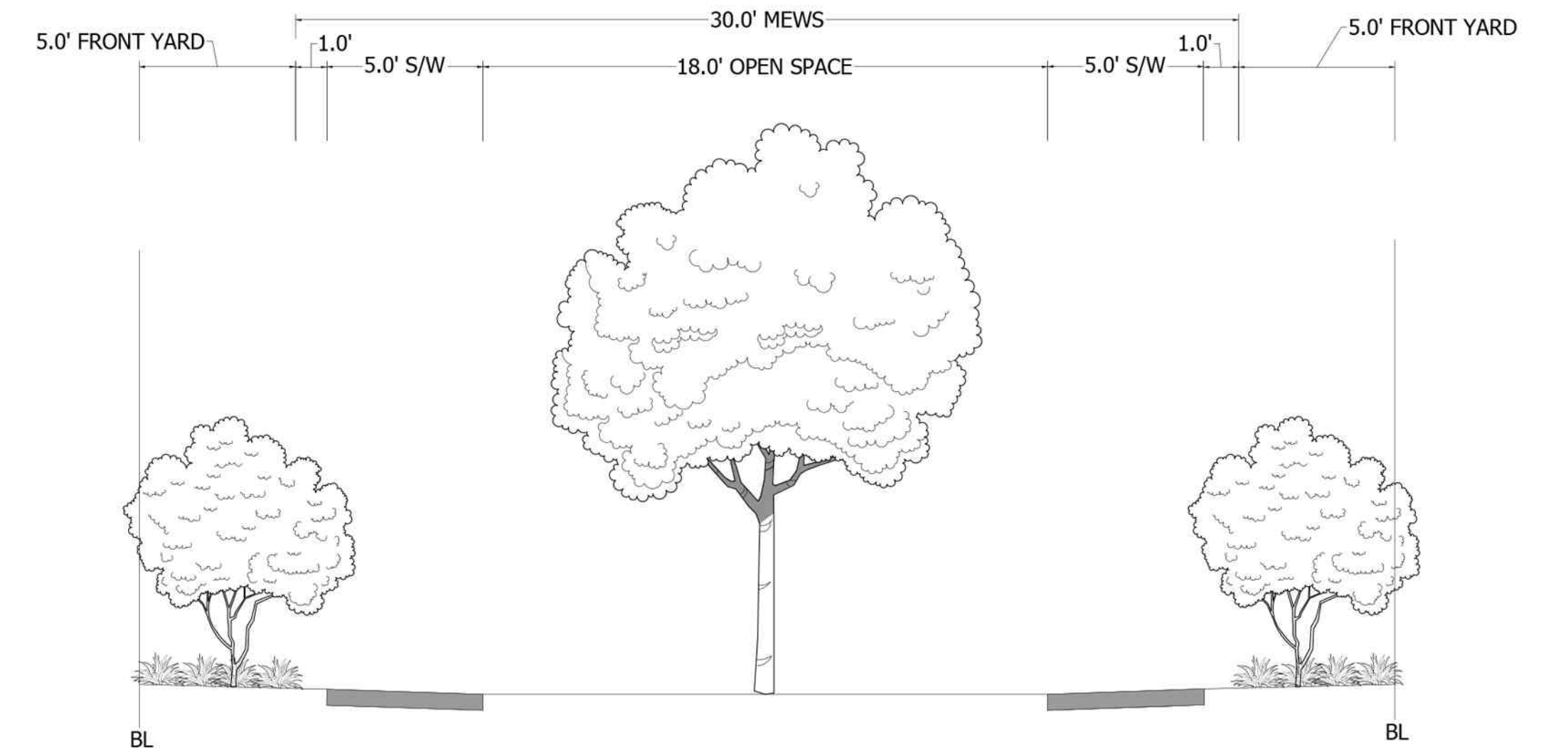


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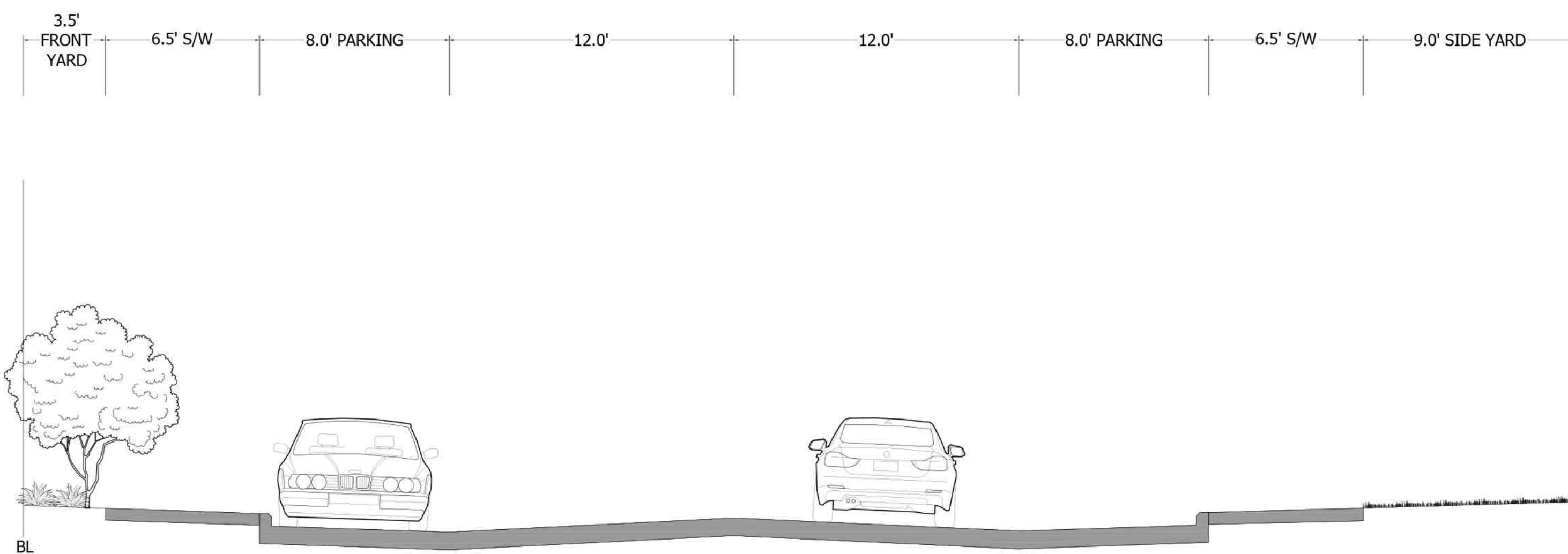
ARCHITECTURE DEMAREST
 2320 Valinda Street, Studio B, Dallas, Texas 75207
 Office: 214-748-6655
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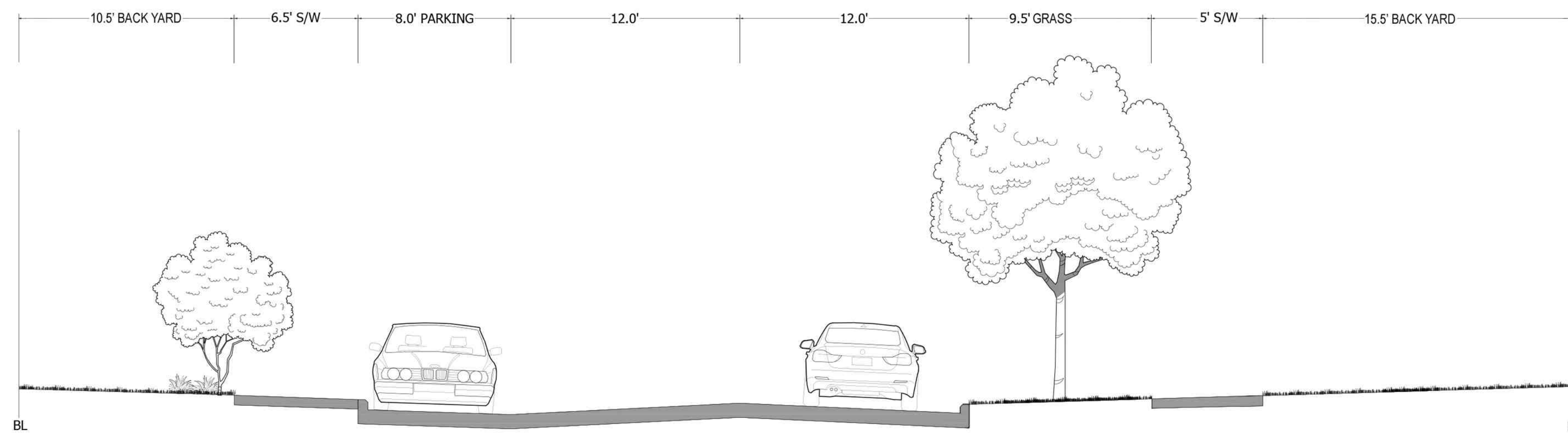
20' PAVEMENT SECTION



MEWS AREA EXHIBIT



24' FIRE LANE PAVEMENT SECTION



24' FIRE LANE PAVEMENT SECTION

EXHIBIT "D"
PAVING CONCEPT AND CROSS SECTION PLAN
GREENWAY TRAIL

Being approximately 14.1689 Acres of land situated in the M.E.P. AND P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas
 ZAPD22-0003
 Date Prepared: 09/21/2022
 Date Revised: 10/10/2022
 Date Revised: 07/11/2024

ARCHITECTURE DEMAREST

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Units Fronting N. Corinth Street

Units Fronting N. Corinth Street:
 Front Façade Material Standards within the PD Narrative:
 Masonry: 100 %
 Brick or Stone: 90%
 Cementitious Fiber: 10% - Maximum



Interior Site Plan Units

Interior Site Plan Units:
 Front Façade Material Standards within the PD Narrative:
 Masonry: 100 %
 Brick or Stone: 50%
 Cementitious Fiber: 50% - Maximum

EXHIBIT "E"
REPRESENTATIVE ELEVATIONS
GREENWAY TRAIL

Being approximately 14.1689 Acres of land situated in the M.E.P. AND P.R.R. Survey, Abstract No. 911, City of Corinth, Denton County, Texas ZAPD22-0003

Date Prepared: 09/21/2022
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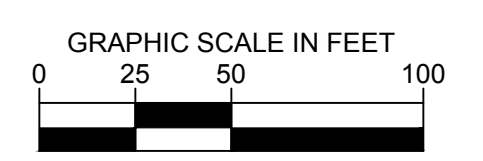
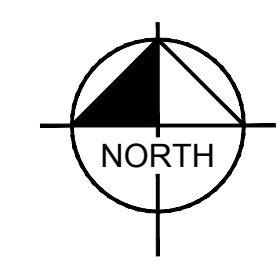
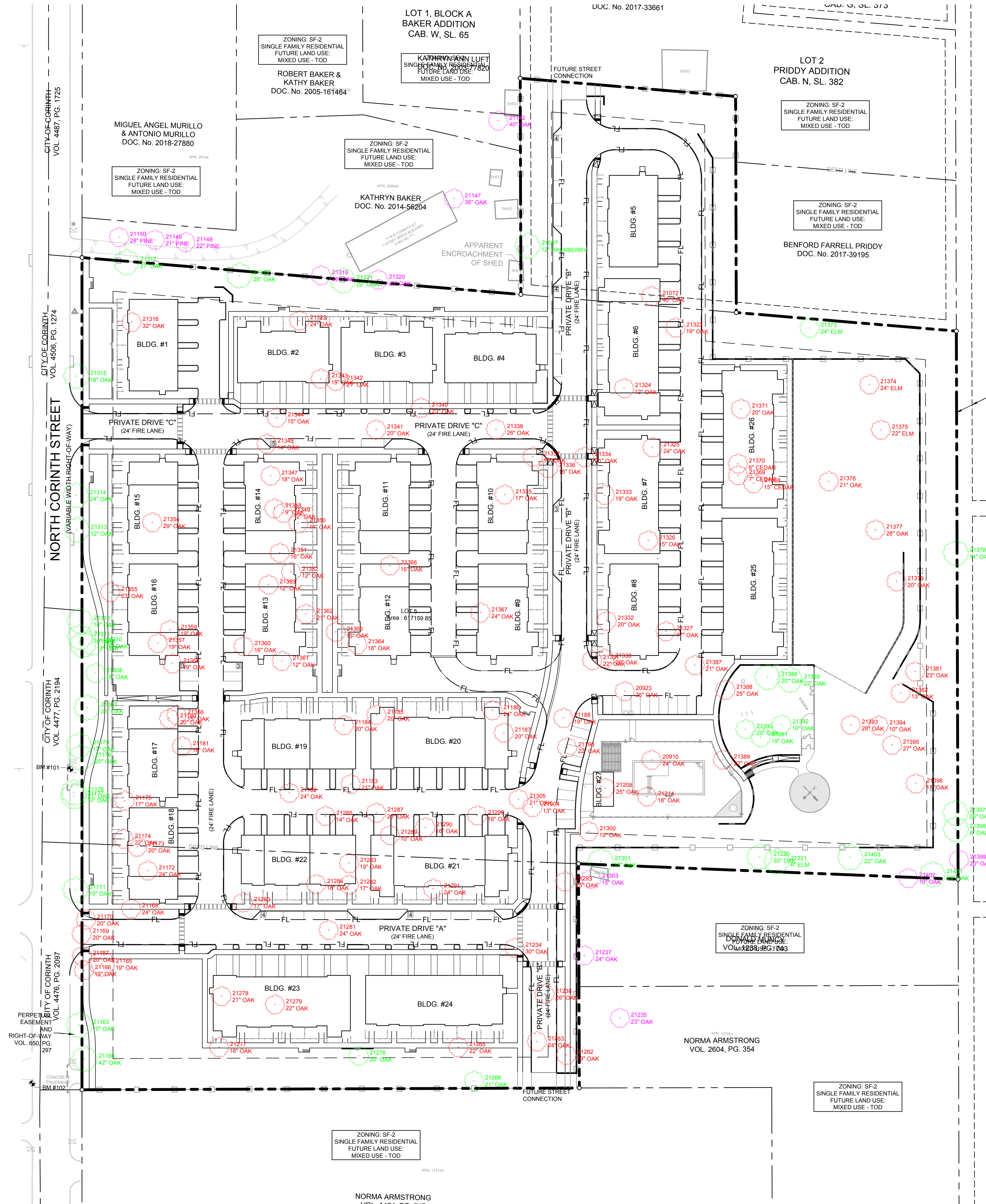


2 Units Fronting N. Corinth Street - Side Elevation
Scale: 1/8" = 1'-0"



1 Units Fronting N. Corinth Street - Rear Elevation
Scale: 1/8" = 1'-0"





PRESERVED TREE CALIPER		
TREE #	SPECIES	CALIPER (IN)
21160	Oak, Post	42
21163	Oak, Post	10
21170	Oak, Post	20
21171	Oak, Post	10
21176	Oak, Post	21
21177	Oak, Post	10
21178	Oak, Post	20
21179	Oak, Post	17
21220	Oak, Post	23
21221	Elm, American	6
21266	Oak, Post	21
21276	Oak, Post	20
21301	Oak, Post	18
21307	Oak, Post	21
21308	Oak, Post	18
21309	Oak, Post	17
21310	Oak, Post	19
21311	Oak, Post	14
21312	Oak, Post	16
21313	Oak, Post	12
21314	Oak, Post	24
21315	Oak, Post	18
21317	Oak, Post	27
21318	Oak, Post	28
21321	Oak, Post	22
21373	Elm, American	24
21378	Oak, Post	14
21385	Oak, Post	22
21386	Oak, Post	20
21390	Oak, Post	20
21391	Oak, Post	19
21392	Oak, Post	10
21397	Oak, Post	26
21398	Oak, Post	8
21401	Oak, Post	23
21403	Oak, Post	22
PRESERVED CALIPER (IN)		682
EX. CALIPER (IN)		2465
CALIPER SAVED		27.7%

- EXISTING TREE OFFSITE (NOT INCLUDED IN CALCULATION)
- EXISTING TREE ONSITE (PRESERVED)
- EXISTING TREE ONSITE (REMOVED)

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APPLICANT / DEVELOPER:
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EXHIBIT "F"
TREE SURVEY AND PRELIMINARY
TREE PRESERVATION PLAN
GREENWAY TRAILS
Being approximately 14.1689 Acres of Land
situated in the M.E.P. and P.R.R. Survey,
Abstract No. 911,
City of Corinth, Denton County, Texas
ZAPD22-0003

Kimley»Horn
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State of Texas Registration No. F-928